

2013-2014 PROPERTY DATA
THE CITY OF ALAMEDA
PROPERTY TAX REPORTS ADDENDUM



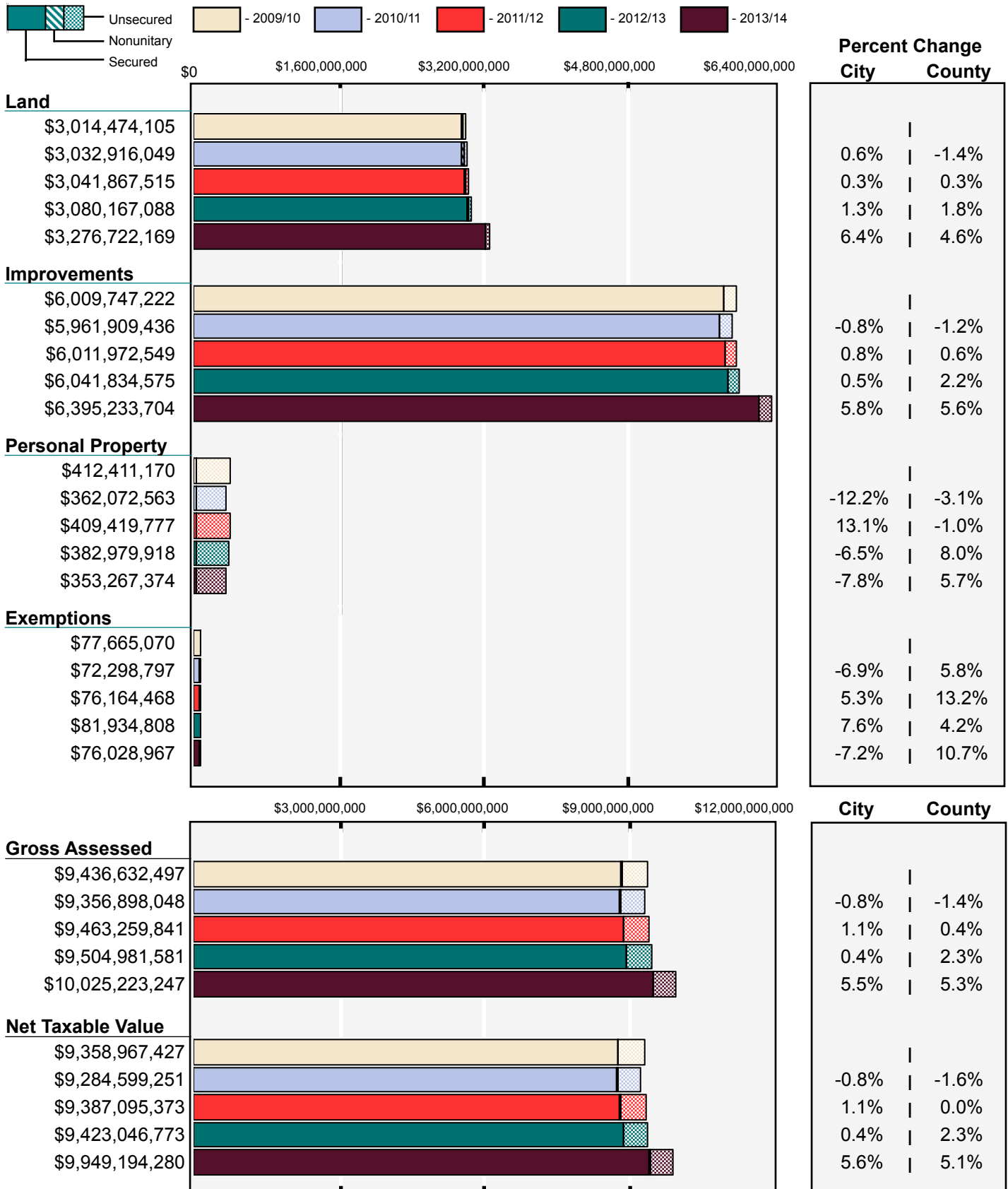
Revenue Management for Local Government

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THE CITY OF ALAMEDA

2009/10 TO 2013/14 ASSESSED VALUES

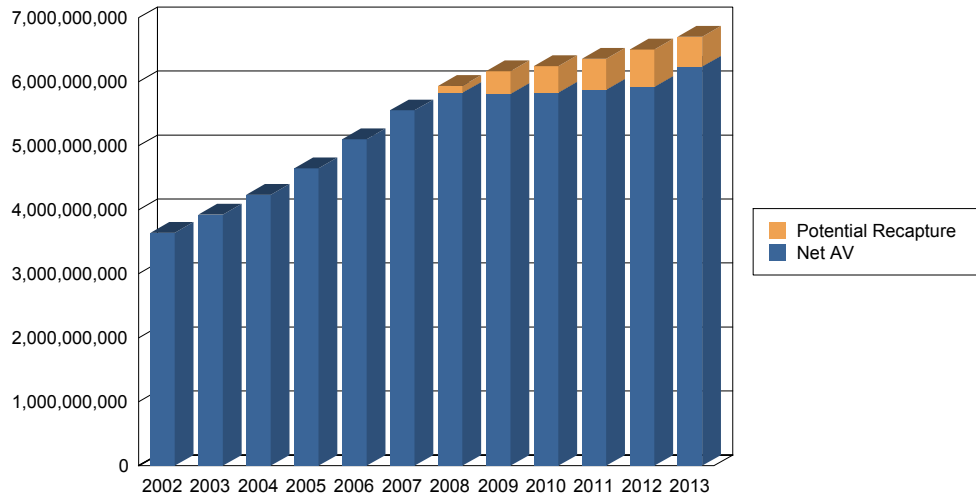


PROP 8 POTENTIAL RECAPTURE HISTORY

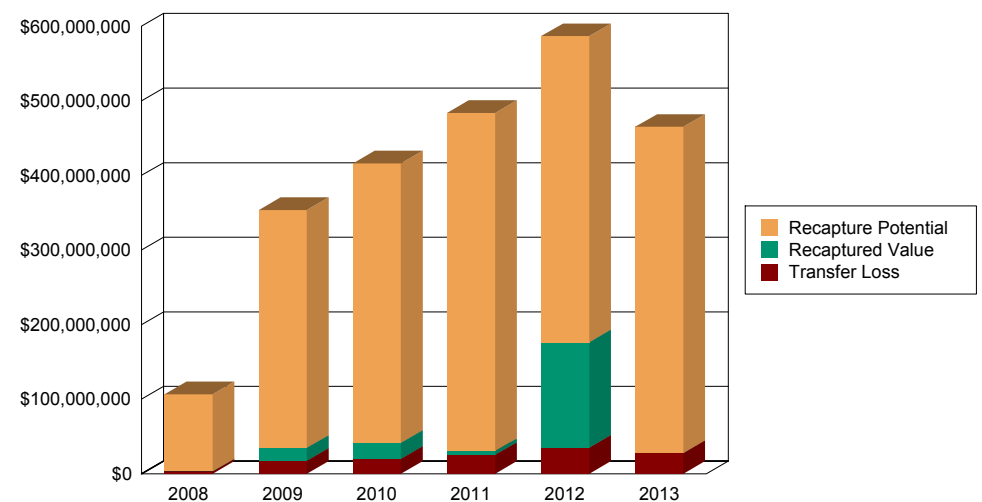
Single Family Residential Parcels

Roll Year	Prop 8 Parcel Count	Net AV of Prop 8 Parcels	Inflation Adjusted Peak Taxable Values	Potential Recapture	% of All Parcels	Prop 8 Parcels that have Recaptured Value	Increase in Net AV Due to Recaptures	Transfer Count	Recapture Potential Lost Due to Transfer
2008	1,240	793,430,938	899,903,144	106,472,206	7.5%	4	15,006	54	3,171,919
2009	3,075	1,835,632,085	2,189,134,584	353,502,499	18.5%	756	17,435,095	140	17,406,395
2010	3,315	1,906,235,553	2,322,121,755	415,886,202	19.9%	784	21,608,279	196	19,979,022
2011	3,354	1,859,073,369	2,342,607,157	483,533,788	20.2%	280	5,181,156	165	25,387,688
2012	3,407	1,828,667,498	2,415,268,475	586,600,977	20.5%	2,646	141,183,863	206	35,016,787
2013	3,013	1,729,129,973	2,194,190,522	465,060,549	18.2%			196	27,772,339

Totals for Single Family Residential Parcels



Prop 8 History



The report identifies those parcels which have been granted a value reduction and are eligible for further potential of recaptured value per Proposition 8. The reductions were based on market conditions at the time of assessor review. This calculation is derived from historical transfers of ownership, Assessor applied Proposition 8 reductions and trends in the marketplace relative to median and average home sales and is an estimate of the impact of current adjustments to the assessment roll as of the 2013-14 lien date.

The Inflation Adjusted Peak Value is defined as a parcel's highest value after its most recent sale. If a parcel is assessed for a lower value after its most recent sale, then the sales price becomes the peak value. Peak values are inflated annually according to the maximum allowed rate under proposition 13.

The count of Prop 8 Parcels that have recaptured value includes both parcels that have been fully recaptured and are no longer in the Prop 8 Parcel Count as well as parcels that have only recaptured a portion of the Inflation Adjusted Peak Values.

The Proposition 8 potential value recapturing is shown in the Potential Recapture Column and assumes no future sales transactions. As properties transfer ownership they are removed from the Prop 8 Parcel Count and if sold for more or less will not be eligible for value recapturing per Proposition 8.

THE CITY OF ALAMEDA

COMPARISON OF SALE PRICE TO PROP 8 REDUCED VALUE

Single Family Residential Parcels

Roll Year	Prop 8 Parcel Count	Transfer Count	Net AV of Transferred Prop 8 Parcels	Sale Values of Transfers	Recapture Potential Lost Due to Transfer	Net Assessed Value Change	% Change Over Net AV Due to Sale
2008	1,240	54	32,480,118	29,577,000	6,075,037	-2,903,118	-8.9%
2009	3,075	140	78,805,563	75,571,090	20,640,868	-3,234,473	-4.1%
2010	3,315	196	95,958,711	106,535,999	9,401,734	10,577,288	11.0%
2011	3,354	165	87,484,370	84,204,826	28,667,232	-3,279,544	-3.7%
2012	3,407	206	98,928,253	104,911,545	29,033,495	5,983,292	6.0%
2013	3,013	196	103,727,045	117,961,500	13,537,884	14,234,455	13.7%

The report identifies those parcels which have been granted a value reduction and are eligible for further potential of recaptured value per Proposition 8. The reductions were based on market conditions at the time of assessor review. This calculation is derived from historical transfers of ownership, Assessor applied Proposition 8 reductions and trends in the marketplace relative to median and average home sales and is an estimate of the impact of current adjustments to the assessment roll as of the 2013-14 lien date.

The Inflation Adjusted Peak Value is defined as a parcel's highest value after its most recent sale. If a parcel is assessed for a lower value after its most recent sale, then the sales price becomes the peak value. Peak values are inflated annually according to the maximum allowed rate under Proposition 13.

The Transfer Count includes parcels that are in the Proposition 8 Parcel Count but have sold during the calendar year. As properties transfer ownership they are removed from the Proposition 8 pool of parcels and, if sold for more or less, will not be eligible for value recapturing per Proposition 8.

The Proposition 8 potential value recapturing is shown in the Potential Recapture Column and assumes no sales transactions.



THE CITY OF ALAMEDA

TRANSFER OF OWNERSHIP (2009 - 2013)

Single Family Residential

Multifamily, Commercial, Industrial, Vacant

Totals

Tax Year	# SFR Sales	Original Values	Sale Price	% Change	Non SFR Sales	Original Values	Sale Price	% Change	Total Sales	Original Values	Sale Values	% Change	\$ Change	
ENTIRE CITY Valid Sales Price Analysis														
2013 1/1/13-12/31/13	595	\$224,649,282	\$362,001,391	61.1%	87	\$53,452,635	\$83,567,409	56.3%	682	\$278,101,917	\$445,568,800	60.2%	\$167,466,883	
2012 1/1/12-12/31/12	567	\$212,368,475	\$294,120,045	38.5%	99	\$63,090,880	\$82,017,363	30.0%	666	\$275,459,355	\$376,137,408	36.5%	\$100,678,053	
2011 1/1/11-12/31/11	475	\$183,074,535	\$243,032,281	32.8%	98	\$42,316,732	\$63,761,681	50.7%	573	\$225,391,267	\$306,793,962	36.1%	\$81,402,695	
2010 1/1/10-12/31/10	429	\$171,797,601	\$237,023,226	38.0%	72	\$54,083,083	\$70,049,417	29.5%	501	\$225,880,684	\$307,072,643	35.9%	\$81,191,959	
2009 1/1/09-12/31/09	450	\$180,879,526	\$251,913,215	39.3%	83	\$65,138,518	\$81,750,500	25.5%	533	\$246,018,044	\$333,663,715	35.6%	\$87,645,671	
GENERAL FUND Valid Sales Price Analysis														
2013 1/1/13-12/31/13	545	\$195,166,229	\$325,710,391	66.9%	76	\$42,272,094	\$71,349,409	68.8%	621	\$237,438,323	\$397,059,800	67.2%	\$159,621,477	
											Est. Revenue Change:			\$448,784.90
2012 1/1/12-12/31/12	525	\$189,121,756	\$268,296,045	41.9%	84	\$54,977,601	\$61,982,363	12.7%	609	\$244,099,357	\$330,278,408	35.3%	\$86,179,051	
											Est. Revenue Change:			\$242,296.02
2011 1/1/11-12/31/11	425	\$155,199,628	\$215,212,281	38.7%	57	\$27,656,493	\$30,395,181	9.9%	482	\$182,856,121	\$245,607,462	34.3%	\$62,751,341	
											Est. Revenue Change:			\$175,766.86
2010 1/1/10-12/31/10	397	\$153,201,367	\$217,444,226	41.9%	58	\$44,186,979	\$57,949,145	31.1%	455	\$197,388,346	\$275,393,371	39.5%	\$78,005,025	
											Est. Revenue Change:			\$217,966.01
2009 1/1/09-12/31/09	397	\$149,527,068	\$218,779,580	46.3%	63	\$56,825,146	\$68,522,500	20.6%	460	\$206,352,214	\$287,302,080	39.2%	\$80,949,866	
											Est. Revenue Change:			\$226,285.53
ALAMEDA SA Valid Sales Price Analysis														
2013 1/1/13-12/31/13	50	\$29,483,053	\$36,291,000	23.1%	11	\$11,180,541	\$12,218,000	9.3%	61	\$40,663,594	\$48,509,000	19.3%	\$7,845,406	
											Est. Revenue Change:			\$78,454.06^
2012 1/1/12-12/31/12	42	\$23,246,719	\$25,824,000	11.1%	15	\$8,113,279	\$20,035,000	146.9%	57	\$31,359,998	\$45,859,000	46.2%	\$14,499,002	
											Est. Revenue Change:			\$144,990.02^
2011 1/1/11-12/31/11	50	\$27,874,907	\$27,820,000	-0.2%	41	\$14,660,239	\$33,366,500	127.6%	91	\$42,535,146	\$61,186,500	43.8%	\$18,651,354	
											Est. Revenue Change:			\$193,731.61^
2010 1/1/10-12/31/10	32	\$18,596,234	\$19,579,000	5.3%	14	\$9,896,104	\$12,100,272	22.3%	46	\$28,492,338	\$31,679,272	11.2%	\$3,186,934	
											Est. Revenue Change:			\$33,128.18^
2009 1/1/09-12/31/09	53	\$31,352,458	\$33,133,635	5.7%	20	\$8,313,372	\$13,228,000	59.1%	73	\$39,665,830	\$46,361,635	16.9%	\$6,695,805	
											Est. Revenue Change:			\$69,756.90^

* Sale value is a sum of all Full Value Parcel Sales (Sales not included in the analysis are quitclaim deeds, trust transfers, partial sales, timeshares, multiple parcel transactions and non-reported document number transfers)

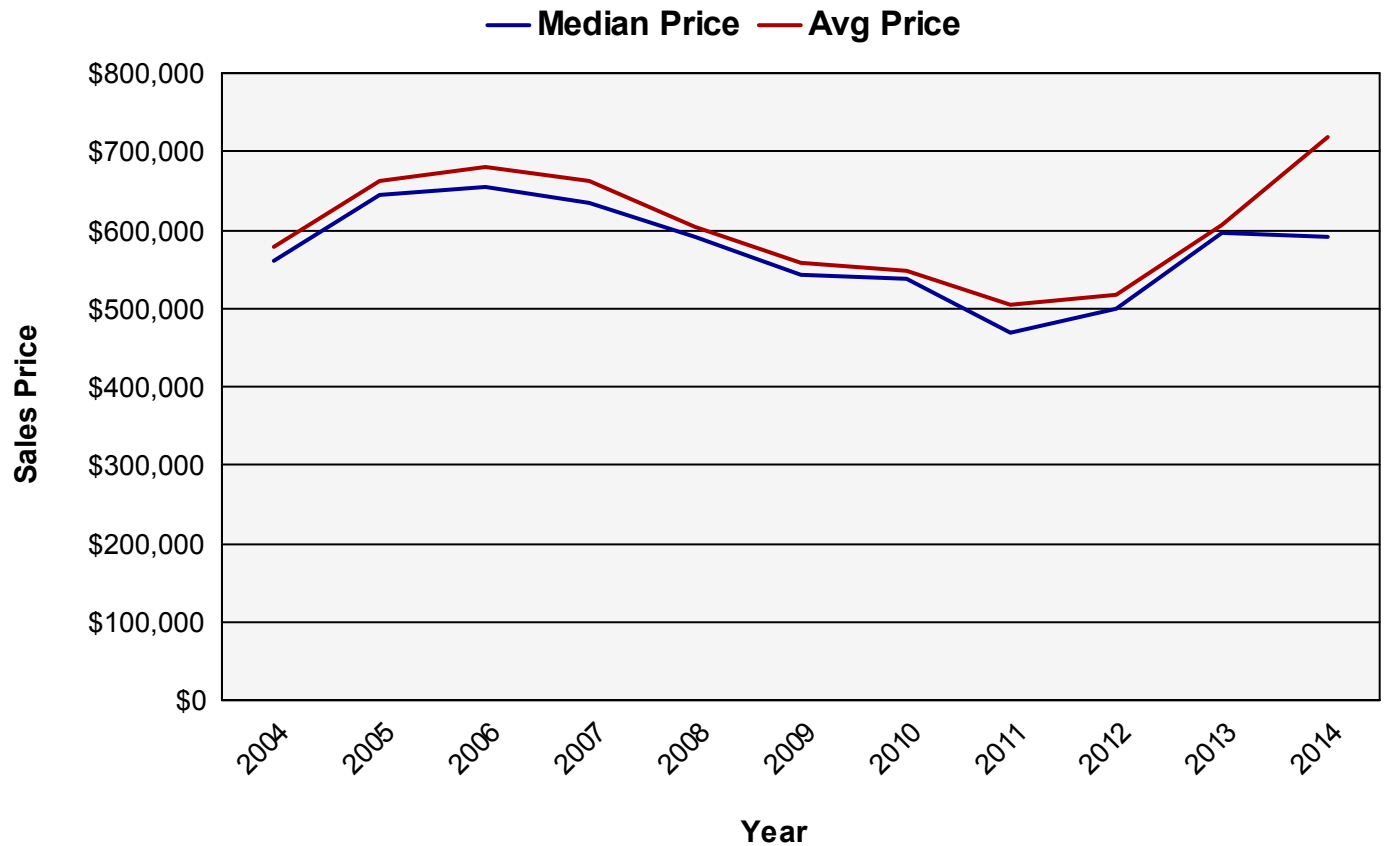
^ Revenue reflects all Incremental revenue generated in Successor Project Areas, excluding base year revenue.

THE CITY OF ALAMEDA

SALES VALUE HISTORY

Single Family Residential Full Value Sales (01/01/2004 - 01/31/2014)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2004	850	\$579,275	\$561,500	
2005	703	\$662,178	\$645,000	14.87%
2006	634	\$679,394	\$655,000	1.55%
2007	514	\$663,644	\$633,250	-3.32%
2008	413	\$603,855	\$590,000	-6.83%
2009	453	\$558,566	\$543,000	-7.97%
2010	436	\$547,645	\$538,500	-0.83%
2011	487	\$504,791	\$470,000	-12.72%
2012	579	\$516,010	\$499,000	6.17%
2013	605	\$605,817	\$595,000	19.24%
2014	31	\$718,858	\$590,000	-0.84%



*Sales not included in the analysis are quitclaim deeds, trust transfers, timeshares, and partial sales.

Data Source: Alameda County Recorder

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 3/7/2014 By MV



ALAMEDA COUNTY

COMPARISON OF MEDIAN SALE PRICE TO PEAK PRICE

Detached Single Family Residential Sales (01/01/1999 - 01/31/2014)

City	Peak Median Year	Peak Median Price	Current Median Price	% Current Median is Off Peak	Current Sales Price at Price of Prior Year
OAKLAND	2007	550,000	323,500	-41.2%	2002
HAYWARD	2006	585,000	412,000	-29.6%	2004
SAN LEANDRO	2006	570,000	415,000	-27.2%	2004
ALAMEDA UNINCORPORATED	2006	594,000	442,500	-25.5%	2004
UNION CITY	2006	700,000	534,000	-23.7%	2004
LIVERMORE	2006	620,000	530,000	-14.5%	2005
DUBLIN	2005	770,000	671,000	-12.9%	2005
NEWARK	2006	640,000	560,000	-12.5%	2005
PLEASANTON	2013	830,000	755,000	-9.0%	2005
FREMONT	2007	710,000	662,500	-6.7%	2005
BERKELEY	2007	755,000	708,500	-6.2%	2005
~ALBANY	2005	690,000	660,000	-4.3%	2005
PIEDMONT	2013	1,400,000	1,352,500	-3.4%	2005
ALAMEDA	2014	726,000	726,000	0.0%	
~EMERYVILLE	2006	575,000			
ALAMEDA * (Entire Region)	2007	645,250	510,000	-21.0%	2004

~City has less than 10 sales in any year.

*Sales not included in the analysis are quitclaim deeds, trust transfers, partial sales, timeshares, multiple parcel transactions and non-reported document number transfers.

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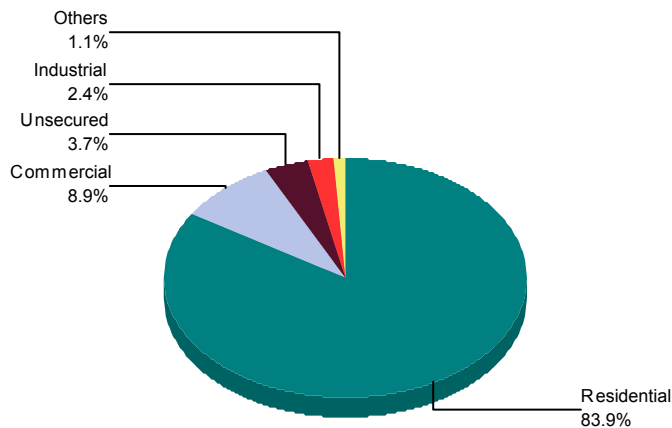
THE CITY OF ALAMEDA

2013/14 USE CATEGORY SUMMARY

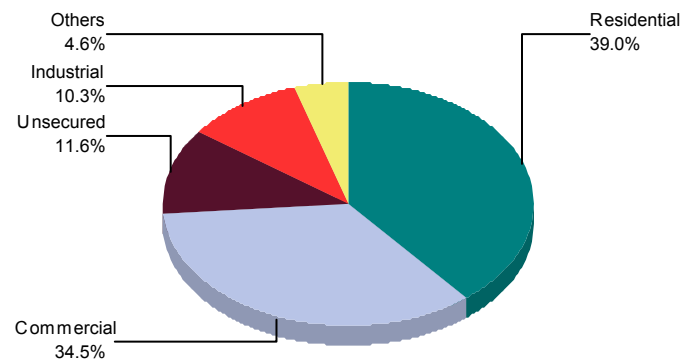
BASIC PROPERTY TAX TABLE

Category	Parcels	Net Taxable Value	G. F. Revenue	Incr. Revenue
Residential	19,232	\$7,771,551,190 (78.1%)	\$20,242,329.84	\$5,892,371.32
Commercial	658	\$1,209,519,384 (12.2%)	\$2,151,321.36	\$5,206,024.63
Industrial	99	\$337,101,279 (3.4%)	\$570,541.03	\$1,548,378.14
Institutional	69	\$24,178,132 (0.2%)	\$63,063.27	\$21,207.31
Recreational	24	\$36,678,756 (0.4%)	\$65,983.02	\$151,928.75
Vacant	145	\$83,112,428 (0.8%)	\$126,386.89	\$441,501.42
Exempt	360	\$0 (0.0%)	\$0.00	\$0.00
SBE Nonunitary	[18]	\$10,495,038 (0.1%)	\$7,707.40	\$85,438.01
Unsecured	[4,731]	\$476,558,073 (4.8%)	\$893,330.58	\$1,750,067.37
TOTALS	20,587	\$9,949,194,280	\$24,120,663.38	\$15,096,916.95

CITY REVENUE PORTION



INCREMENTAL REVENUE PORTION



THE CITY OF ALAMEDA

NONRESIDENTIAL NEW CONSTRUCTION

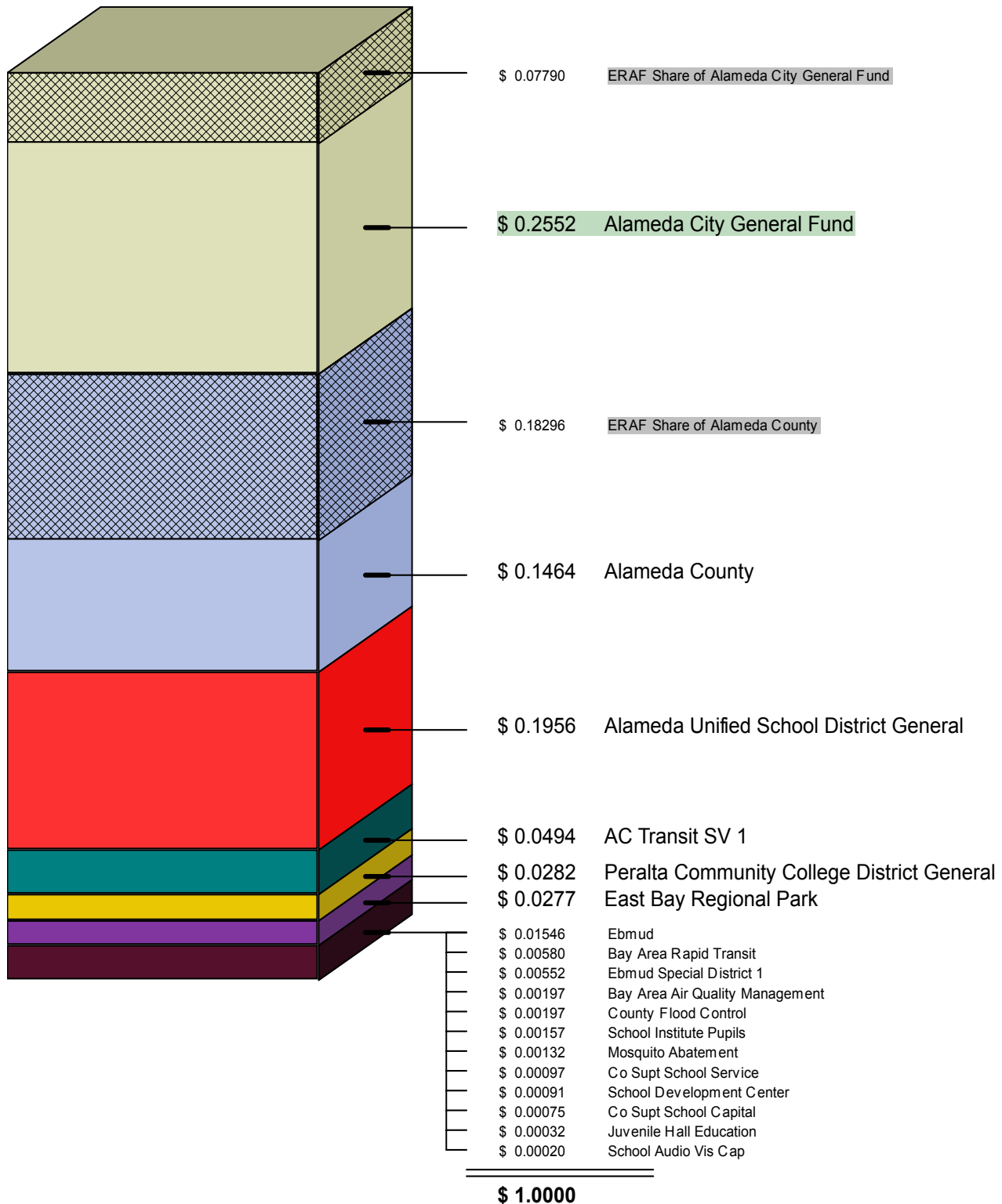
2012/13 TO 2013/14 TAX YEARS - IN PARCEL NUMBER ORDER

Parcel	Use Category	Owner	Prior Year Improvements	Current Year Improvements	Percent Change
070 -0192-024-01	Commercial	Phua Hoi L And Lee Linli Trust	2,875,798	3,478,314	+ 21.0%
070 -0194-002-01	Industrial	Ng Wing K	1,000,000	1,050,000	+ 5.0%
071 -0199-016-01	Commercial	German Auto Service Inc	57,835	61,123	+ 5.7%
071 -0201-011-01	Commercial	Society Of St Vincent De Paul Of Alamec	419,800	431,636	+ 2.8%
071 -0203-005-00	Commercial	Yee Peter K And Judy Y	92,330	114,216	+ 23.7%
071 -0288-001-02	Recreational	Pacific Shops Inc	1,218,878	1,253,909	+ 2.9%
072 -0345-016-00	Institutional	Trinity Evangelical Lutheran Church Of A	191	195	+ 2.1%
072 -0381-001-00	Industrial	Pennzoil Products Company	2,250,153	2,309,964	+ 2.7%
073 -0418-015-00	Commercial	Cho Woon J	364,315	374,320	+ 2.7%
074 -0427-003-00	Commercial	Peckham Mark And Keum S Trust	382,856	394,490	+ 3.0%
074 -0431-027-02	Commercial	Young Louise J Trust	335,000	560,000	+ 67.2%
074 -0905-036-00	Commercial	Mariner Square And Associates	1,501,183	1,569,810	+ 4.6%
074 -1045-004-00	Commercial	W E Lodge Inc	8,472,459	8,723,356	+ 3.0%
074 -1200-002-03	Commercial	Jamestown Harsch Alameda Towne Cen	3,206,349	4,351,920	+ 35.7%
074 -1200-002-15	Commercial	Jamestown Harsch Alameda Towne Cen	1,164,291	1,664,640	+ 43.0%
074 -1200-002-16	Commercial	Jamestown Harsch Alameda Towne Cen	488,170	1,872,720	+ 283.6%
074 -1200-002-19	Commercial	Jamestown Harsch Alameda Towne Cen	208,446	1,872,720	+ 798.4%
074 -1200-002-20	Commercial	Jamestown Harsch Alameda Towne Cen	304,802	1,903,932	+ 524.6%
074 -1200-002-22	Commercial	Jamestown Harsch Alameda Towne Cen	389,231	1,571,004	+ 303.6%
074 -1200-029-04	Commercial	Jamestown Harsch Alameda Towne Cen	3,059,100	5,181,192	+ 69.4%
074 -1200-029-05	Commercial	Jamestown Harsch Alameda Towne Cen	40,631,222	89,293,832	+ 119.8%
074 -1339-016-00	Commercial	Oakland Raiders A California Limited Par	8,091,451	8,621,897	+ 6.6%
074 -1358-004-00	Commercial	Lee Vaughn A And Nancy D Trust	410,000	420,000	+ 2.4%
074 -1358-005-00	Commercial	Leong Jonathan R	350,000	390,000	+ 11.4%
074 -1358-007-00	Commercial	Zhang Wei Etal	385,000	400,000	+ 3.9%
074 -1359-018-01	Industrial	Peets Operating Company	25,793,693	28,060,077	+ 8.8%
074 -1359-021-00	Industrial	Jes Savy Investments Llc	1,625,000	1,700,000	+ 4.6%
074 -1359-026-00	Industrial	United States Tennis Association Norther	1,151,001	1,181,212	+ 2.6%
074 -1362-010-00	Commercial	Ur Llc	195,000	245,000	+ 25.6%
074 -1362-011-00	Commercial	Utsumipuryear W C	185,000	190,000	+ 2.7%
074 -1362-012-00	Commercial	Simcox Catharine I	290,000	355,000	+ 22.4%
074 -1362-014-00	Commercial	Harris Anthony And Angela C	280,000	340,000	+ 21.4%
074 -1362-015-00	Commercial	Watts Alfred L	185,000	195,000	+ 5.4%
074 -1362-022-00	Commercial	Hansen Heeg Enterprises Llc	190,000	240,000	+ 26.3%
074 -1362-027-00	Commercial	Choi Edmund And Robles Salvador	190,000	245,000	+ 28.9%
074 -1362-028-00	Commercial	Toy William And Sylvia Trust	185,000	195,000	+ 5.4%
074 -1362-030-00	Commercial	Schubert Robert A And Heidimarie	315,000	370,000	+ 17.5%
074 -1362-031-00	Commercial	Schubert Robert A And Heidimarie	290,000	355,000	+ 22.4%
074 -1362-032-00	Commercial	Ziwa Lake L	185,000	195,000	+ 5.4%
074 -1362-049-02	Commercial	Stacy And Witbeck Inc	0	4,687,308	+ 99,999.9%
40 Parcels Listed			108,718,554	176,418,787	+ 62.3%

This calculation reflects the 2013/14 increase in taxable values for this city due to non-residential new construction as a percentage of the total taxable value increase (as of the 2013 lien year roll date). This percentage may be used as an alternative to the change in California per-capita personal income for calculating a taxing agency's annual adjustment of its Appropriation Limit pursuant to Article XIII B of the State Constitution as Amended by Proposition 111 in June, 1990.

Total Change in Non-Residential Valuation Due to New Development	67,700,233
Less Automatic 2.000% Assessors's Inflation Adjustment	-1,354,005
<u>Actual Change in Non-Residential Valuation</u>	<u>66,346,228</u>
<u>Change in Total Assessed Value</u>	<u>526,147,507</u>
= Alternate 2013 Appropriations Limit Factor	12.61%

THE CITY OF ALAMEDA PROPERTY TAX DOLLAR BREAKDOWN



ATI (Annual Tax Increment) Ratios for Tax Rate Area 21-000, Excluding Redevelopment Factors & Additional Debt Service

Data Source: Alameda County Assessor 2013/14 Annual Tax Increment Tables

Prepared On 3/7/2014 By MV

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THE CITY OF ALAMEDA

PROPERTY TAX REVENUE - 2013/14

Estimated Revenue, Assuming Zero Delinquency and No County Admin Fees

General Fund Summary - Non SA TRAs							
Roll	Non SA TRAs Taxable Value	Rate	General Fund Revenue	Debt Rate	Debt Revenue	Total Revenue	
SEC	\$7,906,976,369	0.333058180	\$26,334,831.59	0.026000	\$2,055,813.86	\$28,390,645.44	
UTIL	\$36,900	0.333058266	\$122.90	0.026000	\$9.59	\$132.49	
UNS	\$225,856,322	0.333058180	\$752,232.96	0.026000	\$58,722.64	\$810,955.60	
TOTAL	\$8,132,869,591	0.333058180	\$27,087,187.44	0.026000	\$2,114,546.09	\$29,201,733.54	
+ Aircraft	\$0		\$0.00		\$0.00	\$0.00	
Total Before ERAF Adjustment		\$8,132,869,591	0.333058180	\$27,087,187.44	0.026000	\$2,114,546.09	\$29,201,733.54
+ Adjustment for ERAF (From Basic Non-Aircraft Tax Rate Revenue Only)			-\$6,335,706.29			-\$6,335,706.29	
Non SA TRAs Total		\$8,132,869,591	0.255155710	\$20,751,481.15		\$22,866,027.25	
General Fund Summary - SA TRAs							
Roll	Net Value	SA TRAs Base Year Value	Rate	Base Year Revenue	Debt Rate	Debt Revenue	Total Revenue
SEC	\$1,555,164,800	\$227,463,595	0.333058230	\$757,586.22	0.026000	\$404,342.85	\$1,161,929.07
UTIL	\$10,458,138	\$3,474,385	0.333058328	\$11,571.73	0.026000	\$2,719.12	\$14,290.84
UNS	\$250,701,751	\$75,695,014	0.333058230	\$252,108.47	0.026000	\$65,182.46	\$317,290.93
TOTAL	\$1,816,324,689	\$306,632,994	0.333058231	\$1,021,266.43	0.026000	\$472,244.42	\$1,493,510.84
+ Aircraft	\$0	\$0		\$0.00		\$0.00	\$0.00
+ Adjustment for ERAF (From Basic Non-Aircraft Tax Rate Revenue Only)				-\$238,874.71		-\$238,874.71	
SA TRAs Total		\$1,816,324,689				\$1,254,636.13	
General Fund Total		\$9,949,194,280	\$8,439,502,585	0.255155711	\$21,533,872.87	0.026000	\$2,586,790.51
							\$24,120,663.38

Incremental Revenue Summary								Total Incremental Revenue
Roll	SA Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	
SEC	\$1,555,164,800	\$227,463,595	\$1,327,701,205	1.000000000	\$13,277,012.05	0.000000	\$0.00	\$13,277,012.05
UTIL	\$10,458,138	\$3,474,385	\$6,983,753	1.000000000	\$69,837.53	0.000000	\$0.00	\$69,837.53
UNS	\$250,701,751	\$75,695,014	\$175,006,737	1.000000000	\$1,750,067.37	0.000000	\$0.00	\$1,750,067.37
TOTAL	1,816,324,689	306,632,994	1,509,691,695	1.000000000	\$15,096,916.95	0.000000	\$0.00	\$15,096,916.95
+ Aircraft	\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
SA Total	\$1,816,324,689	\$306,632,994	\$1,509,691,695		\$15,096,916.95	0.000000	\$0.00	\$15,096,916.95

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls

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THE CITY OF ALAMEDA

PROPERTY TAX REVENUE - 2013/14

Estimated Revenue, Assuming Zero Delinquency and No County Admin Fees

Agency 9001 - Alameda City General Fund, General Fund Revenue

Totals	Taxable Value	Non SA TRAS Taxable Value	SA TRAS Base Year Value	Combined General Fund Value	Rate	General Fund Revenue	Debt Rate	Debt Revenue	Total Revenue
SEC	\$9,462,141,169	\$7,906,976,369	\$227,463,595	\$8,134,439,964	0.333058181	\$27,092,417.81	0.026000	\$2,460,156.70	\$29,552,574.51
UTIL	\$10,495,038	\$36,900	\$3,474,385	\$3,511,285	0.333058328	\$11,694.63	0.026000	\$2,728.71	\$14,423.34
UNS	\$476,558,073	\$225,856,322	\$75,695,014	\$301,551,336	0.333058193	\$1,004,341.43	0.026000	\$123,905.10	\$1,128,246.53
TOTAL	\$9,949,194,280	\$8,132,869,591	\$306,632,994	8,439,502,585	0.333058182	\$28,108,453.87	0.026000	\$2,586,790.51	\$30,695,244.38
+ Aircraft	\$0	\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
+ Adjustment for ERAF (-23.39% From Basic Non-Aircraft Tax Rate Revenue Only)						\$-6,574,581.00			\$-6,574,581.00
AGENCY TOTAL	\$9,949,194,280	\$8,132,869,591	\$306,632,994	\$8,439,502,585	0.255155711	\$21,533,872.87	0.026000	\$2,586,790.51	\$24,120,663.38

Agency 9001-01 - West End Community Improvement Project

	Roll	Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
Totals	SEC	\$387,056,344	\$8,924,721	\$378,131,623	1.000000000	\$3,781,316.23	0.000000	\$0.00	\$3,781,316.23
	UTIL	\$0	\$1,560,048	-\$1,560,048	1.000000000	-\$15,600.48	0.000000	\$0.00	-\$15,600.48
	UNS	\$81,959,221	\$3,277,400	\$78,681,821	1.000000000	\$786,818.21	0.000000	\$0.00	\$786,818.21
	TOTALS	\$469,015,565	\$13,762,169	\$455,253,396	1.000000000	\$4,552,533.96	0.000000	\$0.00	\$4,552,533.96
+ Aircraft		\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
AGENCY TOTAL		\$469,015,565	\$13,762,169	\$455,253,396		\$4,552,533.96	0.000000	\$0.00	\$4,552,533.96

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls

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THE CITY OF ALAMEDA

PROPERTY TAX REVENUE - 2013/14

Estimated Revenue, Assuming Zero Delinquency and No County Admin Fees

Agency 9001-02 - Business & Waterfront Improvement Project									
	Roll	Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
Totals	SEC	\$1,168,108,456	\$218,538,874	\$949,569,582	1.000000000	\$9,495,695.82	0.000000	\$0.00	\$9,495,695.82
	UTIL	\$10,458,138	\$1,914,337	\$8,543,801	1.000000000	\$85,438.01	0.000000	\$0.00	\$85,438.01
	UNS	\$132,597,683	\$72,417,614	\$60,180,069	1.000000000	\$601,800.69	0.000000	\$0.00	\$601,800.69
	TOTALS	\$1,311,164,277	\$292,870,825	\$1,018,293,452	1.000000000	\$10,182,934.52	0.000000	\$0.00	\$10,182,934.52
+ Aircraft		\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
AGENCY TOTAL		\$1,311,164,277	\$292,870,825	\$1,018,293,452		\$10,182,934.52	0.000000	\$0.00	\$10,182,934.52

Agency 9001-03 - Point Improvement Redevelopment Project									
	Roll	Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
Totals	SEC	\$0	\$0	\$0	1.000000000	\$0.00	0.000000	\$0.00	\$0.00
	UTIL	\$0	\$0	\$0	1.000000000	\$0.00	0.000000	\$0.00	\$0.00
	UNS	\$36,144,847	\$0	\$36,144,847	1.000000000	\$361,448.47	0.000000	\$0.00	\$361,448.47
	TOTALS	\$36,144,847	\$0	\$36,144,847	1.000000000	\$361,448.47	0.000000	\$0.00	\$361,448.47
+ Aircraft		\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
AGENCY TOTAL		\$36,144,847	\$0	\$36,144,847		\$361,448.47	0.000000	\$0.00	\$361,448.47

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls

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DESCRIPTION OF GF/RDA REVENUE ESTIMATE REPORT

As we continue to navigate the real estate recovery, we are finding some new challenges in forecasting property tax revenues. In most of the counties assessors began to recapture some of the previously reduced Proposition 8 properties in the 2013-14 tax year. These upward increases in value were often tied to neighborhoods where median sale prices increased during the prior year. Calendar year 2013 is the year that the Assessors will be reviewing as the indicator of how much of previously reduced values are to be recaptured for 2014-15. During 2013 we have seen increases of median sales prices in California exceed 20% over those reported in 2012. These increases would certainly point to the potential of larger Proposition 8 recapturing than what we saw in the current fiscal year.

HdL Coren & Cone has prepared our annual budget worksheet to assist you in estimating property tax and VLF (in-lieu) revenues for next fiscal year. Each year our revenue projection model is re-evaluated to account for changes in the real estate landscape that will impact the revenue stream in the coming year. The Proposition 8 administrative reductions performed by assessors will be addressed differently by appraisal staff in each county. In almost every county the current median sales prices would support larger amounts of value recapture than were experienced in the current fiscal year. Our analysis of data has allowed us to identify single family residential properties that have been reduced in the past six years; homes that have sold from within those identified as having received reductions and have now had their base value reset per Prop 13; and, those homes remaining that are likely to receive an upward adjustment for 2014-15 given current real estate market trends. The real question in each county is just how much of the current median sale price increase will be applied to properties as they are reviewed and start to reflect current market values. We encourage you to contact us, to ask questions, or to discuss our reasoning on this model. If you have a relationship with your county assessor, a simple question as to whether he/she will be implementing a similar, greater or lesser number or amount of reinstatements may give you much needed information. As city staff you may also have information that we have not received and that information, once applied to the revenue model, may change the outcome.

To discuss your spreadsheet with HdLCC staff, please call 909.861.4335 or email us at:

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This year the Assessor's applied CPI factor is 0.454%. While this increase is positive, it is roughly 23% of the maximum allowable per Proposition 13 that was applied for the 2013-14 roll values. As a result, value gains for 2014-15 resulting from simple inflationary growth will be substantially less than gains in 2013-14. It is important to remember that all properties that have been granted Prop 8 reductions over the past six years are required to be reviewed each year outside of the CCPI adjustment and any positive adjustment to those properties will likely exceed this 0.454% and assist in offsetting the fact that a 2% inflation factor will not be used for 2014-15.

ASSUMPTIONS:

We are providing you with our assumptions in developing the General Fund spreadsheet model for 2014-15. This will allow you to make educated changes based on local information and over-ride our assumptions in the Excel version of this report if you feel we are not taking specific changes into consideration.

1. **CCPI** All real property not reduced per Proposition 8 by the county assessors will receive the 0.454% CPI adjustment. In reviewing the trending of Prop 8 reductions, many of our clients still have between 15%-30% of the single family residential properties in the Prop 8 review pool. Those properties will not receive the CCPI adjustment. Our model has calculated the CCPI to be applied to the real property values of non-Prop 8 reduced properties.
2. **TRANSFERS OF OWNERSHIP** For those properties that have sold between January and December 2013 we have calculated the difference between the value on the roll released for 2013-14 and the price paid for the property in the sale transaction and have provided that "market value" as an increase due to these sales. With the large increases we are seeing in the median sales prices for residential properties and similar

increases in the commercial, industrial and vacant property uses, these increases are often sufficient to move a city values up one percentage point or more. Overall 2013 was a very good year for sellers.

3. **SUCCESSFUL APPEALS EXPOSURE** In those counties where we are able to purchase assessment appeal information, we factor the potential impact of successful secured appeals that were heard in 2013 by assigning the declines for properties within the city's tax rate areas which will be reduced in the 2014-15 release of property data.
4. **PROPOSITION 8 RECAPTURES** We have reviewed all single family residential properties that have sold during the 2013 calendar year and have applied the percentage change in median sale prices comparing the third and fourth quarters of 2012 and the same quarters for 2013. That median price change has been applied against the pool of previously reduced Proposition 8 properties and an estimated potential value reinstatement has been calculated. While our data is good data, the assessors may be applying more subjective means for recapturing than the empirical data may suggest. All neighborhoods are not the same and some will see larger bumps than others. Our modeling applies this median increase percentage across the board.
5. **BASE YEAR VALUES** In cities with former redevelopment agencies, base year values tend to remain constant and we don't anticipate any changes to base year values
6. **PERSONAL PROPERTY VALUES** The personal property on the secured tax rolls and the unsecured property values are being budgeted flat at 2013-14 levels under the assumption that existing businesses may not be purchasing new equipment. This value is not a one size fits all, so any community with new development which supports tenants may see an increase instead of a decline in this value type.
7. **COMPLETED NEW CONSTRUCTION** Building permit or project completion information will be available from your city's building official. It is suggested that you use November 2012 through October 2013 for the 2014-15 fiscal year. If new construction of residential units were sold during the 2013 calendar year, those sales transactions are included in the box identified as "Transfer of Ownership Assessed Value Change", and should not be counted as new construction also. Properties built granted certificates of occupancy and not sold before the end of 2013 can be included in the Completed New Construction box. If your former RDAs are returning residual revenue to the original taxing entities, you do not need to separate new construction between the General Fund and Successor Agency.
8. **ESTIMATED PENDING APPEALS** In those counties where we are able to purchase assessment appeal information, the potential revenue impact of unresolved appeals is shown on the "Estimated Pending Appeals" line. These are adjustments that we anticipate occurring after the close of the roll and will therefore not impact the 2014-15 lien date values but will impact actual revenue received through AB8 allocations. To estimate this we evaluate the potential value loss of Non SFR appeals in the entire county based on the number of pending appeals and the percent of successful appeals and the loss rate of the successful appeals over the last 5 years and assume that 50% of pending appeals will resolve during the year. The estimated total loss in assessed value of the pending appeals is then multiplied by the 1% Prop 13 tax rate and the city's AB8 Allocation factor.
9. Our modeling does not provide an estimate for residual revenue the city may receive from the former RDA.

Once you have developed an assessed value number for 2014-15, this value is multiplied by 1% and then that product is multiplied by the "City Share of 1% Tax Revenue" noted in the middle of the report in calculating your estimated general fund tax revenue. This is a weighted 1% share citywide.

For NON-TEETER cities we have not factored for delinquent taxes. The delinquency rate is between 3% and 3.5% depending on the county surveyed. No offset has been made for administrative fees charged by the county per SB 2557.

THIS REPORT IS ONLY A GUIDE. The most accurate estimate of future revenues would include factoring of some of the elements in this spreadsheet report against the actual secured, unsecured, and HOX revenues received for the current year. Current year revenues plus trending information specifically related to appeals, property transfers and new development in the general taxing district are all critical to the development of estimated general fund revenues.

Pooled revenue sources such as supplemental payments, redemption payments in non-Teeter cities and one-time adjustments made by the auditor-controller are not included in this property tax revenue projection. These amounts tend to be less consistent and should be based on the allocations the city has received annually over a multi-year period including your expectation of continued receipt of these revenues at a similar level. While supplemental

apportionments have been increasing with the increased sale prices and numbers of sales transactions, redemption (delinquent) payments in non-teeter cities have remained somewhat constant over the past 2 or 3 years. These pooled revenue sources are difficult to quantify accurately.

The VLF in-lieu estimate is based on the change in value in the entire city which may be a different set of values for cities with redevelopment project areas. This revenue source is now tied to property value change between tax years

As cities have embarked on multi-year budgets we have been asked us to assist with preparing 5 year budget projections. Given the current market prices we can probably expect to see continued recapturing of Proposition 8 reductions over the next couple of years. That "bump" plus the potential of the 2% CCPI and the increased number of properties selling should have cities seeing a consistent level of year to year value increases comparable to what you are currently experiencing. After that additional 2 year period, we would recommend that you stay with the 2% CCPI plus any quantifiable new construction or sales activity on par with current levels and no longer factor for Proposition 8 value reinstatements. Economists tell us that we encounter a recession every 7-10 years. That would mean by the time we see a couple of years of stability and positive numbers, it is likely that some new challenge will present itself.

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THE CITY OF ALAMEDA GENERAL FUND REVENUE ESTIMATE

2014-15 Revenue Estimate based on 2013-14 Values and Estimated Changes

	General Fund	VLFAA
General Fund and BY Values 2013-14	\$8,439,502,585	
Citywide Net Taxable Value 2013-14		\$9,949,194,280
Real Property Value (Incl. Prop 8 parcels)	\$7,961,932,722	\$9,587,863,285
CPI of Non Prop 8 Parcels (0.454%)	\$29,892,797	\$35,678,649
Transfer of Ownership Assessed Value Change	\$159,621,477	\$167,466,883
Successful Appeals Exposure Estimate	(\$32,687,877)	(\$80,425,916)
Est. SFR Prop 8 Adj Based on Recent SFR Price	\$144,626,664	\$228,753,972
Estimated Real Property Value	\$8,263,385,782	\$9,939,336,873
Base Year Values	\$306,632,994	Included in AV
Secured Personal Property Value (0.0% growth)	\$12,822,952	\$35,109,213
Unsecured Personal Property Value (0.0% growth)	\$158,077,017	\$315,726,744
Nonunitary Utility Value	\$36,900	\$10,495,038
Enter Completed New Construction		
Estimated Net Taxable Value	\$8,740,955,645	\$10,300,667,868
Estimated Total Percent Change 2014-15	3.57%	3.53%
Taxed @ 1%	\$87,409,556	
Aircraft Value	\$0	
Average City Share 0.2551557115	\$22,303,048	
Aircraft Rate (.01 * 0.333333333)	\$0	
Estimated Pending Appeals Impact	(\$397,210)	
Enter Unitary Taxes Budgeted Flat		
Net GF Estimate for 2014-15	\$21,905,838	
Enter Suppl. Apportionment Recd. in 2013-14		
Base Value of VLFAA		\$6,185,990
Estimated Change to VLFAA		\$218,365
VLFAA Estimate for 2014-15		\$6,404,355

NOTES:

- Base Year Values Entry: The demise of redevelopment means that base year values in redevelopment project areas will tend to remain constant (no growth).
- Completed new construction entry: if completed new construction has resulted in a sale of the property it is likely that the new value will appear in the value increase due to transfers of ownership entry and therefore should not be also included in the completed new construction value. Enter the value of new construction completed between Nov. 2012 and Oct. 2013.
- Successful Appeals: For Counties where appeals data is available, estimates are based on most recent appeals closed during the 2013 calendar year.
- Pending Appeals Impact: In counties where appeals data is available, we are providing an estimate of the jurisdiction's share of potential revenue reduction resulting from appeals resolved mid-year. This is a "best guess". Commercial and industrial appeal filings outside of former RDAs are easing some but were filed in unprecedented numbers over the past 2-3 years. There will still be a negative impact on cash flows as tax payers are due refunds.
- Secured personal property and unsecured values are projected at 100% of 2013-14 levels. Unsecured escaped assessments may be included in the unsecured value. The value of escaped assessments is generally inconsistent and varies from year to year.
- Estimated Assessor Prop 8 Reductions: Prop 8 reductions in value are TEMPORARY reductions applied by the assessor that recognize the fact that the current market value of a property has fallen below its trended (Prop 13) assessed value. For 2014-15, properties with prior Prop 8 reductions are not included in the CPI increase, they are projected flat until either the Assessor begins to recapture value as the economy improves and median sale prices begin to increase, they are further reduced, or they sell and are reset per Prop 13.
- Supplemental revenue allocations are pooled countywide and are erratic. They should be budgeted conservatively using last year's actual receipts as a guide.
- General Fund Revenue Estimate does not include any ad valorem voter approved debt service revenue.
- The projection assumes 100% payment of taxes. Delinquency is not considered in the projection; however, rates of between 3%-4% are typical.
- Pass through and residual revenues from former redevelopment agencies are not included in this estimate.
- SB 2557 Administration Fees are not deducted from the general fund projections.



THE CITY OF ALAMEDA

2013/14 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) LEGACY PARTNERS I ALAMEDA LLC (Pending Appeals On Parcels)	45	\$214,675,882	2.27%				\$214,675,882	2.16%	Commercial Successor Agency
2) JAMESTOWN HARSCH ALAMEDA (Pending Appeals On Parcels)	15	\$185,187,025	1.95%	3	\$2,662,327	0.56%	\$187,849,352	1.89%	Commercial Alameda City General Fund
3) KW ALAMEDA LLC (Pending Appeals On Parcels)	2	\$95,795,578	1.01%				\$95,795,578	0.96%	Residential Alameda City General Fund
4) WIND RIVER SYSTEMS INC (Pending Appeals On Parcels)	9	\$64,495,955	0.68%				\$64,495,955	0.65%	Commercial Successor Agency
5) AMSTAR-105 LLC	6	\$46,920,000	0.50%				\$46,920,000	0.47%	Commercial Alameda City General Fund
6) SKS HARBOR BAY ASSOCIATES LLC	4	\$42,932,659	0.45%				\$42,932,659	0.43%	Commercial Alameda City General Fund
7) PEET'S OPERATING COMPANY	3	\$42,549,211	0.45%	1	\$126,413	0.03%	\$42,675,624	0.43%	Industrial Alameda City General Fund
8) VF OUTDOOR INC	5	\$39,035,127	0.41%				\$39,035,127	0.39%	Commercial Alameda City General Fund
9) CREA-BRIDGESIDE LLC (Pending Appeals On Parcels)	3	\$34,100,000	0.36%				\$34,100,000	0.34%	Commercial Successor Agency
10) WHITNEY EQUIPMENT LLC				1	\$31,431,716	6.60%	\$31,431,716	0.32%	Unsecured Alameda City General Fund
Top Ten Total	92	\$765,691,437	8.08%	5	\$34,220,456	7.18%	\$799,911,893	8.04%	
City Total		\$9,472,636,207			\$476,558,073		\$9,949,194,280		

Top Owners last edited on 2/25/14 by nicholec using sales through 01/31/14 (Version R.1)

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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2013/14 TOP 25 PROPERTY TAXPAYERS - SECURED

Top Property Taxpayers Based On Property Tax Revenue

Owner (Number of Parcels)	Assessed Value	Est. Total Revenue	Est. Incr 1% Revenue
1) LEGACY PARTNERS I ALAMEDA LLC (45)	\$214,675,882	\$2,120,738.38	\$2,031,023.76
2) WIND RIVER SYSTEMS INC (9)	\$64,495,955	\$585,133.72	\$525,913.93
3) JAMESTOWN HARSCH ALAMEDA (15)	\$185,187,025	\$520,663.90	\$0.00
4) CREA-BRIDGESIDE LLC (3)	\$34,100,000	\$308,833.53	\$277,203.05
5) KW ALAMEDA LLC (2)	\$95,795,578	\$269,334.74	\$0.00
6) SRM MARINA INVESTORS LLC (8)	\$26,366,800	\$265,203.42	\$256,525.63
7) OAKMONT SENIOR LIVING LLC (2)	\$25,589,550	\$231,756.92	\$208,020.57
8) VICTORIA MARINA LLC (4)	\$15,786,396	\$158,783.25	\$153,587.67
9) EXTRA SPACE PROPERTIES TWO LLC (2)	\$16,639,740	\$150,701.16	\$135,266.47
10) BRE ESA PROPERTIES LLC (2)	\$18,519,120	\$142,540.86	\$121,466.06
11) AMSTAR-105 LLC (6)	\$46,920,000	\$131,918.26	\$0.00
12) CENTRAL ALAMEDA LLC (2)	\$13,333,124	\$120,754.13	\$108,386.59
13) SKS HARBOR BAY ASSOCIATES LLC (4)	\$42,932,659	\$120,707.62	\$0.00
14) PEET'S OPERATING COMPANY (3)	\$42,549,211	\$119,629.54	\$0.00
15) TARGET CORPORATION (1)	\$13,036,637	\$118,068.93	\$105,976.41
16) VF OUTDOOR INC (5)	\$39,035,127	\$109,749.49	\$0.00
17) TIMBER DELL PROPERTIES LLC (12)	\$17,481,529	\$107,730.33	\$76,251.89
18) CP IV MARINA VIEW LLC ETAL (1)	\$10,633,597	\$106,955.20	\$103,455.49
19) LUCKY (DEL) NOCAL INVESTOR LLC (1)	\$10,600,000	\$106,617.27	\$103,128.62
20) UNION PACIFIC RAILROAD COMPANY (18)	\$10,495,038	\$93,145.41	\$85,438.01
21) RPE BELLENA LLC (1)	\$31,377,353	\$88,219.22	\$0.00
22) LENNAR HOMES OF CALIFORNIA (1)	\$9,693,800	\$87,793.86	\$78,802.08
23) ELDERS INN LLC (4)	\$8,773,355	\$79,457.66	\$71,319.67
24) SOUTH SHORE BEACH AND TENNIS CLUB (3)	\$26,585,068	\$74,745.44	\$0.00
25) WEI NAIZHOU (3)	\$26,465,366	\$74,408.89	\$0.00

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level.

Top Owners last edited on 02/25/14 by nicholec using sales through 01/31/14 (Version R.1)

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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2013/14 TOP 25 PROPERTY TAXPAYERS - UNSECURED

Top Property Taxpayers Based On Property Tax Revenue

Owner (Number of Parcels)	Assessed Value	Est. Total Revenue	Est. Incr 1% Revenue
1) WHITNEY EQUIPMENT LLC (1)	\$31,431,716	\$88,372.06	\$0.00
2) BAY SHIP AND YACHT COMPANY (5)	\$9,263,974	\$58,217.20	\$42,160.70
3) ALAMEDA ENTERTAINMENT ASSOCIATES (3)	\$9,144,037	\$57,380.60	\$41,500.63
4) CELERA CORPORATION (2)	\$10,918,233	\$54,195.92	\$31,548.45
5) COMCAST OF CALIFORNIA IX INC (6)	\$19,095,653	\$54,109.01	\$564.54
6) ABBOTT LABORATORIES INC (3)	\$15,163,072	\$42,631.84	\$0.00
7) DELPHI PRODUCTIONS INC (4)	\$3,960,876	\$40,638.59	\$39,608.76
8) POWER ENGINEERING CONSTRUCTION COMPANY (10)	\$4,088,909	\$40,259.87	\$38,617.02
9) ENCINAL MARINA LIMITED (2)	\$6,203,075	\$38,925.50	\$28,152.94
10) RESOURCES FOR COMMUNITY DEVELOPMENT (1)	\$6,581,249	\$33,708.52	\$29,869.30
11) SINGULEX INC (4)	\$9,792,485	\$27,532.13	\$0.00
12) FORTMAN BASIN LIMITED PARTNERSHIP (1)	\$4,297,609	\$26,968.33	\$19,504.90
13) CNL INCOME BALLENA MARINA (1)	\$8,885,320	\$24,981.58	\$0.00
14) ROCK WALL WINE COMPANY (3)	\$2,432,977	\$24,962.34	\$24,329.77
15) AUCTIONS BY THE BAY INC (6)	\$2,879,314	\$24,804.05	\$22,432.46
16) STARLIGHT MARINE SERVICES (4)	\$7,713,426	\$23,139.82	\$1,904.04
17) CALIPER LIFE SCIENCES INC (1)	\$2,283,406	\$22,747.63	\$21,920.97
18) KAISER FOUNDATION HEALTH PLAN (5)	\$5,332,556	\$22,242.16	\$9,499.15
19) NOB HILL GENERAL STORE INC (1)	\$3,478,167	\$21,826.17	\$15,785.82
20) S AND C ELECTRIC COMPANY (1)	\$2,163,794	\$21,556.04	\$20,772.68
21) ANTIQUES BY THE BAY (2)	\$1,987,400	\$20,390.72	\$19,874.00
22) ST GEORGE SPIRITS INC (2)	\$1,976,886	\$20,282.85	\$19,768.86
23) PENUMBRA INC (2)	\$6,961,260	\$19,571.98	\$0.00
24) NRC ENVIROMENTAL SERVICES (23)	\$2,550,102	\$19,115.33	\$16,367.06
25) PERFORCE SOFTWARE IMC (2)	\$2,975,617	\$18,672.57	\$13,504.97

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level.

Top Owners last edited on 02/25/14 by nicholec using sales through 01/31/14 (Version R.1)

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls and the SBE Non Unitary Tax Roll

Prepared On 3/7/2014 By MV

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THE CITY OF ALAMEDA

2013/14 SECURED LENDER OWNED LISTING

Residential Parcels In Owner Name Order

Parcel	TRA	Owner	Situs Address	Use Code Descr.	Taxable Value	\$ Change	% Change	Last Valid Sale Date	Last Valid Sale Price
074 -1230-057-01	21-000	Amer Asian Funding	855 Cedar St	4 Units	\$421,361	\$8,261	2.0%	12/27/10	\$405,000
074 -1311-013-00	21-000	Bank Of America	1229 Ballena Blvd	Planned Development (Townl	\$670,000	-\$50,000	-6.9%	9/6/06	\$962,500
072 -0329-009-00	21-000	Bank Of America	1591 Pacific Ave	2 Units, Less Than Full Dupl	\$520,200	\$30,200	6.2%	3/2/90	\$215,000
074 -1355-044-00	21-007	Bank Of New York Mellon Trust	2128 Coral Sea St	Single Family	\$714,000	\$13,000	1.9%	9/20/04	\$854,500
071 -0222-018-00	21-000	Danh Don And Ton Loan	1828 Elm St	Single Family	\$473,137	\$9,276	2.0%	5/13/02	\$394,500
074 -1230-080-00	21-000	Federal National Mortgage Association	2137 Otis Dr 105	5+ Units, Condominium	\$295,800	\$5,800	2.0%	7/7/05	\$435,000
074 -1355-045-00	21-007	Hagey Ryan D And Le Loan K	2118 Coral Sea St	Single Family	\$721,000	\$45,000	6.7%	9/8/04	\$760,000
073 -0388-016-02	21-000	Hud-Housing Of Urban Development	1517 Saint Charles St	2, 3, Or 4 Single Family Home	\$320,000	-\$26,800	-7.7%	9/22/10	\$340,000
071 -0232-049-00	21-000	Jp Morgan Chase Bank	2166 Buena Vista Ave	2 Units, Less Than Full Dupl	\$169,669	\$3,327	2.0%	6/6/88	\$42,000
073 -0418-007-00	21-004	Nationstar Mortgage Llc	1617 Concordia St	Single Family	\$426,000	-\$24,000	-5.3%	5/11/07	\$565,000
074 -1348-021-00	21-000	Nationstar Mortgage Llc	256 Ratto Rd	Planned Development (Tract	\$810,000	-\$5,050	-0.6%	4/8/13	\$922,000
072 -0348-009-00	21-000	Ta Bau D And Tranta Loan	12 Powers Ct	2 Units, Less Than Full Dupl	\$156,472	\$3,068	2.0%	3/29/83	\$93,000
074 -1353-052-00	21-007	Ta Bau D And Tranta Loan Etal	6 Kinkaid Sq	Single Family	\$896,824	\$34,824	4.0%	1/28/11	\$862,000
074 -1351-020-00	21-004	Ta Loan T And Bau D	2 Bird Ct	Single Family	\$552,000	\$17,000	3.2%	2/4/03	\$500,000
074 -1351-049-00	21-004	Wells Fargo Bank N A Trust	3 Dow Ct	Single Family	\$581,400	\$11,400	2.0%	6/28/04	\$685,000
15 Records					7,727,863	75,306	1.0%		8,035,500

This report is a computer generated listing using common words for banks, mortgage, lending, and savings and loan companies. Some proper names may therefore be included that are not lending institutions and some lending institutions may not be included. This listing includes sales transactions through 01/31/2014 and may be subject to changes as REO properties are acquired or sold from lending institutions.

Data Source: Alameda County Assessor 2013/14 Secured Tax Roll

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Prepared On 3/7/2014 By MV

ALAMEDA COUNTY APPEAL EXPERIENCE

Appeals By City - 2009 Through 01/08/2014

City	Appeals Filed	Successful (Granted) Appeals	Appeals Denied	Withdrawn Appeals	Pending Appeals	Original Value of Granted Appeals	Value Reduction Through Granted Appeals	Value Decline %	Original Value of Unresolved Appeals
Alameda	1,230	462	128	300	340	1,567,588,734	(324,961,729)	20.7%	1,459,473,207
Alameda Unincorporated	2,272	637	472	633	530	828,531,529	(203,552,041)	24.6%	1,587,016,395
Albany	213	67	25	62	59	52,262,673	(6,434,837)	12.3%	124,598,553
Berkeley	1,560	478	197	457	428	1,549,213,966	(295,811,225)	19.1%	1,489,626,849
Dublin	1,578	330	255	690	303	2,310,357,668	(432,425,873)	18.7%	2,801,184,185
Emeryville	804	179	62	316	247	2,644,084,684	(657,098,265)	24.9%	4,435,119,782
Fremont	5,298	1,301	801	1,572	1,624	8,153,992,432	(1,889,181,649)	23.2%	15,126,043,279
Hayward	4,055	1,275	534	1,084	1,162	2,799,339,184	(662,325,929)	23.7%	6,794,683,152
Livermore	2,016	567	295	667	487	1,686,631,920	(350,047,038)	20.8%	2,168,876,407
Newark	1,046	273	125	332	316	1,532,043,215	(371,948,647)	24.3%	5,402,004,587
Oakland	8,425	2,420	1,314	2,402	2,289	6,046,761,457	(1,223,732,416)	20.2%	10,017,033,328
Piedmont	255	98	34	78	45	172,573,236	(26,163,832)	15.2%	71,218,489
Pleasanton	3,939	2,019	305	460	1,155	5,964,281,914	(1,754,545,321)	29.4%	5,250,034,766
San Leandro	1,715	438	258	472	547	1,179,475,835	(209,310,164)	17.7%	2,979,231,075
Union City	1,298	358	195	369	376	1,044,634,367	(215,728,780)	20.7%	2,114,709,618
Totals	35,704	10,902	5,000	9,894	9,908	37,531,772,814	(8,623,267,746)	23.0%	61,820,853,672

THE CITY OF ALAMEDA

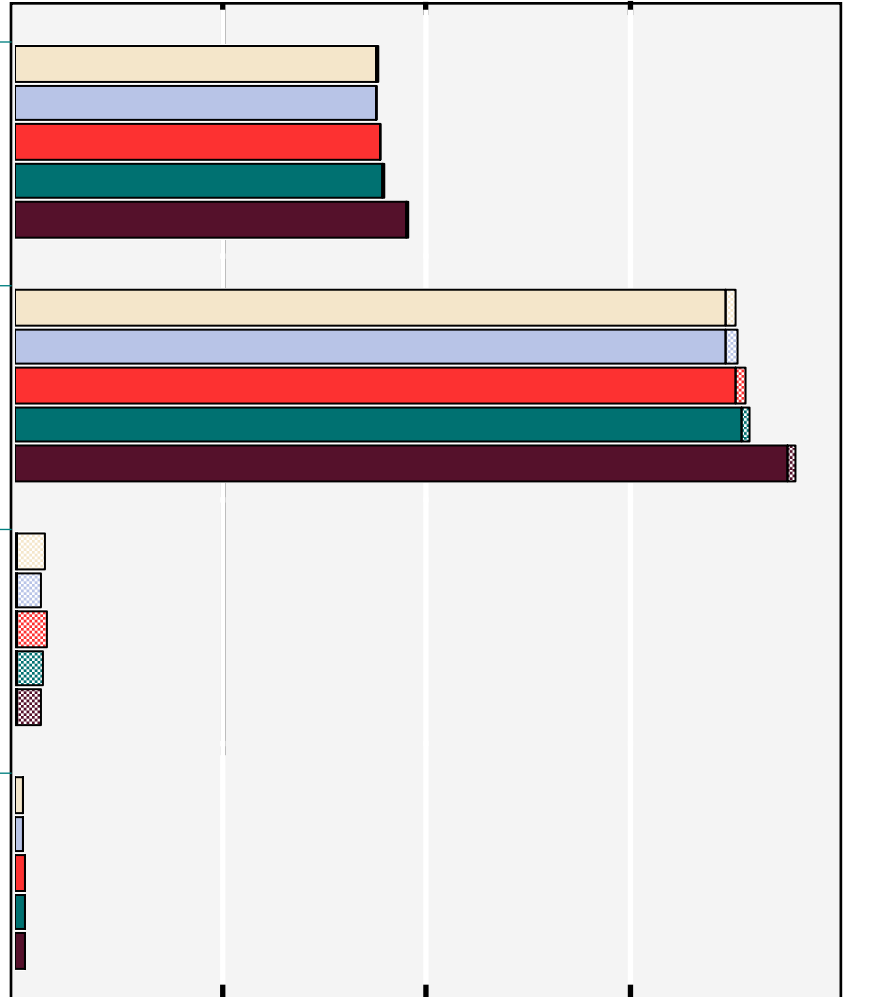
ALAMEDA CITY GENERAL FUND

2009/10 TO 2013/14 ASSESSED VALUES



Land

\$2,480,327,678
\$2,476,340,253
\$2,505,151,465
\$2,521,733,579
\$2,685,162,118

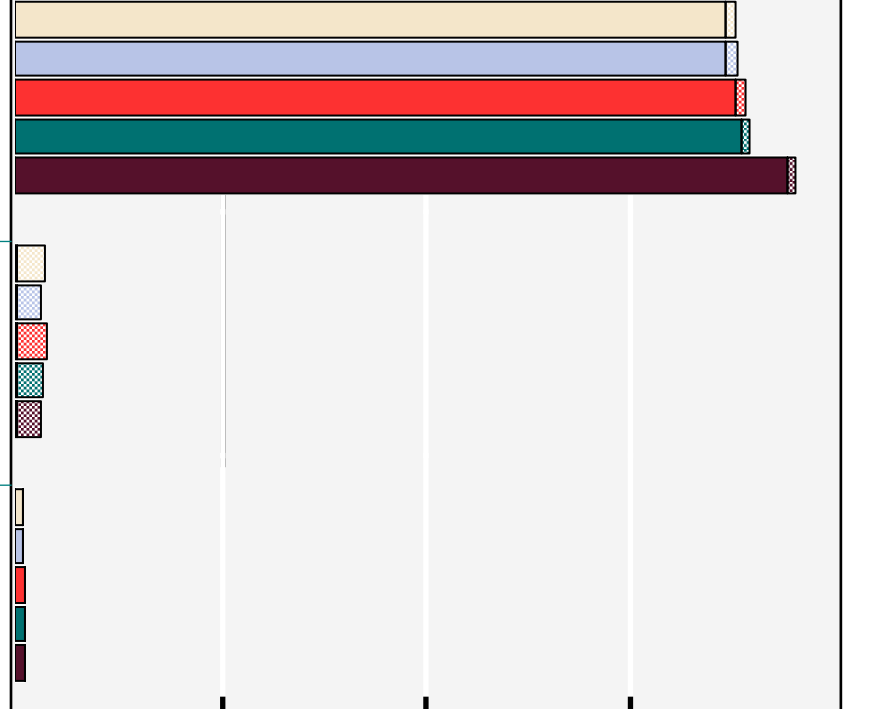


Percent Change Agency County

|
-0.2% | -1.4%
1.2% | 0.3%
0.7% | 1.8%
6.5% | 4.6%

Improvements

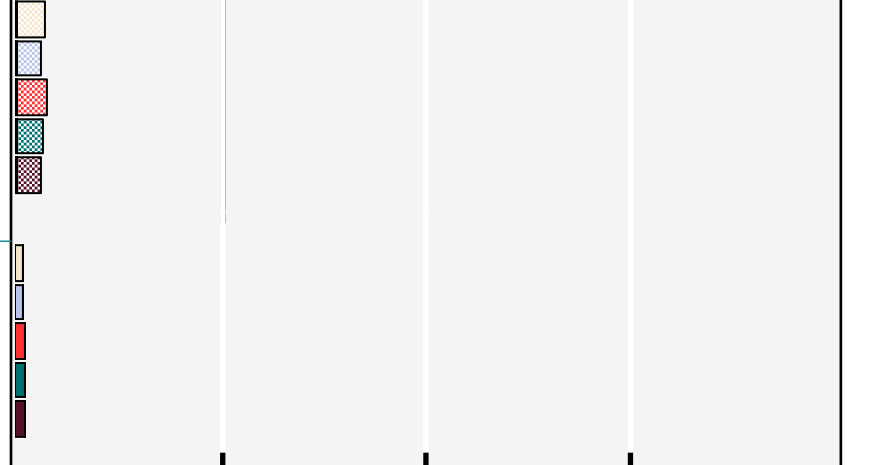
\$4,929,135,280
\$4,938,929,066
\$4,995,730,397
\$5,026,830,600
\$5,340,803,710



|
0.2% | -1.2%
1.2% | 0.6%
0.6% | 2.2%
6.2% | 5.6%

Personal Property

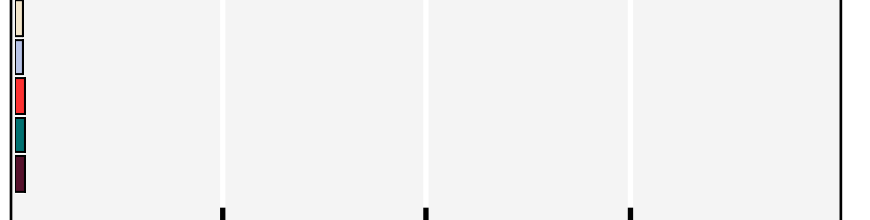
\$210,153,780
\$171,872,016
\$220,917,471
\$189,214,971
\$172,889,260



|
-18.2% | -3.1%
28.5% | -1.0%
-14.4% | 8.0%
-8.6% | 5.7%

Exemptions

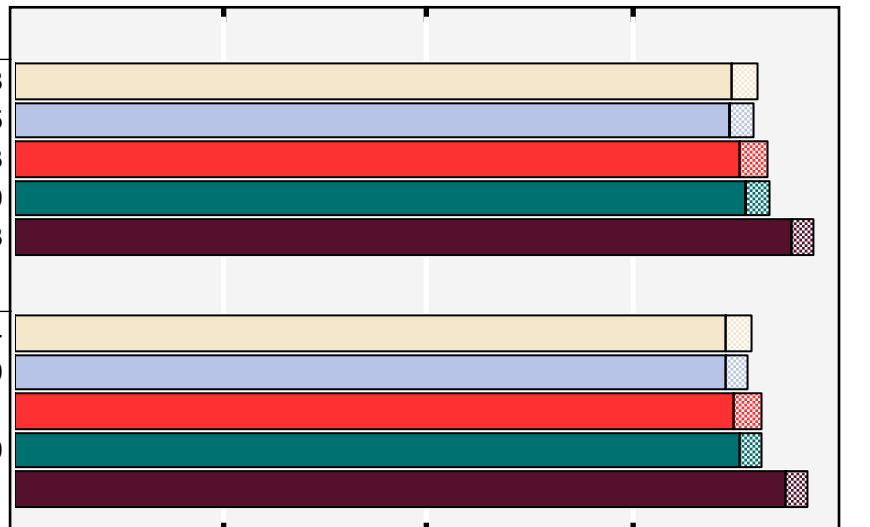
\$59,770,034
\$58,930,715
\$63,576,582
\$68,822,080
\$65,985,497



|
-1.4% | 5.8%
7.9% | 13.2%
8.3% | 4.2%
-4.1% | 10.7%

Gross Assessed

\$7,619,616,738
\$7,587,141,335
\$7,721,799,333
\$7,737,779,150
\$8,198,855,088



Agency County

|
-0.4% | -1.4%
1.8% | 0.4%
0.2% | 2.3%
6.0% | 5.3%

Net Taxable Value

\$7,559,846,704
\$7,528,210,620
\$7,658,222,751
\$7,668,957,070
\$8,132,869,591



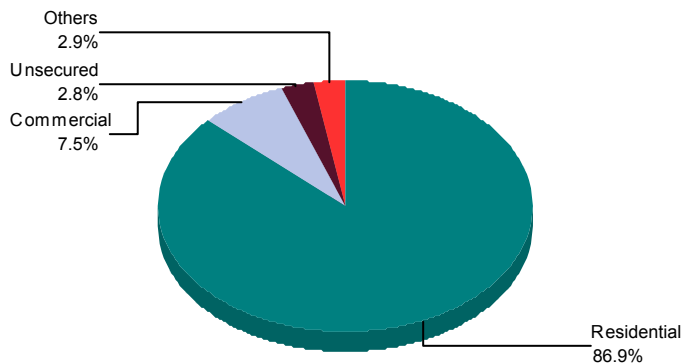
|
-0.4% | -1.6%
1.7% | 0.0%
0.1% | 2.3%
6.0% | 5.1%

**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 USE CATEGORY SUMMARY**

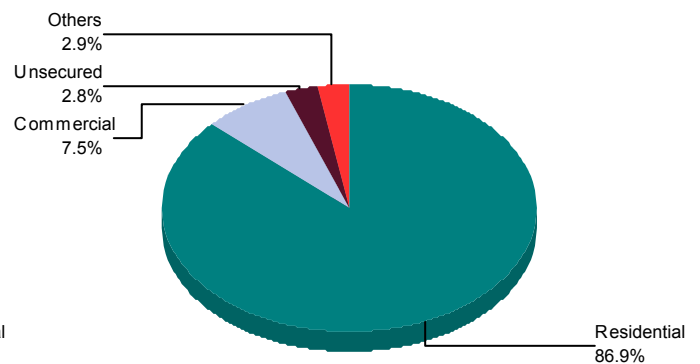
BASIC PROPERTY VALUE TABLE

Category	Parcels	Net Taxable Value	Revenue
Residential	17,681	\$7,064,032,666 (86.9%)	\$19,860,931.21 (86.9%)
Commercial	254	\$606,090,208 (7.5%)	\$1,704,057.23 (7.5%)
Industrial	30	\$162,529,242 (2.0%)	\$456,960.24 (2.0%)
Institutional	62	\$21,569,325 (0.3%)	\$60,643.39 (0.3%)
Recreational	12	\$19,658,732 (0.2%)	\$55,271.65 (0.2%)
Vacant	89	\$33,096,196 (0.4%)	\$93,051.84 (0.4%)
Exempt	210	\$0 (0.0%)	\$0.00 (0.0%)
SBE Nonunitary	[3]	\$36,900 (0.0%)	\$103.75 (0.0%)
Unsecured	[1,727]	\$225,856,322 (2.8%)	\$635,007.95 (2.8%)
TOTALS	18,338	\$8,132,869,591	\$22,866,027.25
Base Year SA TRAs		\$306,632,994	\$1,254,636.13

Net Taxable Value



Revenue





THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
PROPERTY TAX REVENUE - 2013/14

Estimated Revenue, Assuming Zero Delinquency and No County Admin Fees

General Fund Summary - Non SA TRAs							
Roll		Non SA TRAs Taxable Value	Rate	General Fund Revenue	Debt Rate	Debt Revenue	Total Revenue
SEC		\$7,906,976,369	0.333058180	\$26,334,831.59	0.026000	\$2,055,813.86	\$28,390,645.44
UTIL		\$36,900	0.333058266	\$122.90	0.026000	\$9.59	\$132.49
UNS		\$225,856,322	0.333058180	\$752,232.96	0.026000	\$58,722.64	\$810,955.60
TOTAL		\$8,132,869,591	0.333058180	\$27,087,187.44	0.026000	\$2,114,546.09	\$29,201,733.54
+ Aircraft		\$0		\$0.00		\$0.00	\$0.00
Total Before ERAF Adjustment		\$8,132,869,591	0.333058180	\$27,087,187.44	0.026000	\$2,114,546.09	\$29,201,733.54
+ Adjustment for ERAF	(From Basic Non-Aircraft Tax Rate Revenue Only)			-\$6,335,706.29			-\$6,335,706.29
Non SA TRAs Total		\$8,132,869,591	0.255155710	\$20,751,481.15			\$22,866,027.25
General Fund Summary - SA TRAs							
Roll	Net Value	SA TRAs Base Year Value	Rate	Base Year Revenue	Debt Rate	Debt Revenue	Total Revenue
SEC	\$1,555,164,800	\$227,463,595	0.333058230	\$757,586.22	0.026000	\$404,342.85	\$1,161,929.07
UTIL	\$10,458,138	\$3,474,385	0.333058328	\$11,571.73	0.026000	\$2,719.12	\$14,290.84
UNS	\$250,701,751	\$75,695,014	0.333058230	\$252,108.47	0.026000	\$65,182.46	\$317,290.93
TOTAL	\$1,816,324,689	\$306,632,994	0.333058231	\$1,021,266.43	0.026000	\$472,244.42	\$1,493,510.84
+ Aircraft	\$0	\$0		\$0.00		\$0.00	\$0.00
+ Adjustment for ERAF	(From Basic Non-Aircraft Tax Rate Revenue Only)			-\$238,874.71			-\$238,874.71
SA TRAs Total	\$1,816,324,689						\$1,254,636.13
General Fund Total	\$9,949,194,280	\$8,439,502,585	0.255155711	\$21,533,872.87	0.026000	\$2,586,790.51	\$24,120,663.38

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls

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Prepared On 3/7/2014 By MV

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**THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
PROPERTY TAX REVENUE - 2013/14**

Estimated Revenue, Assuming Zero Delinquency and No County Admin Fees

Agency 9001 - Alameda City General Fund, General Fund Revenue

Totals	Taxable Value	Non SA TRAS Taxable Value	SA TRAS Base Year Value	Combined General Fund Value	Rate	General Fund Revenue	Debt Rate	Debt Revenue	Total Revenue
SEC	\$9,462,141,169	\$7,906,976,369	\$227,463,595	\$8,134,439,964	0.333058181	\$27,092,417.81	0.026000	\$2,460,156.70	\$29,552,574.51
UTIL	\$10,495,038	\$36,900	\$3,474,385	\$3,511,285	0.333058328	\$11,694.63	0.026000	\$2,728.71	\$14,423.34
UNS	\$476,558,073	\$225,856,322	\$75,695,014	\$301,551,336	0.333058193	\$1,004,341.43	0.026000	\$123,905.10	\$1,128,246.53
TOTAL	\$9,949,194,280	\$8,132,869,591	\$306,632,994	8,439,502,585	0.333058182	\$28,108,453.87	0.026000	\$2,586,790.51	\$30,695,244.38
+ Aircraft	\$0	\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
+ Adjustment for ERAF (-23.39% From Basic Non-Aircraft Tax Rate Revenue Only)						\$-6,574,581.00			\$-6,574,581.00
AGENCY TOTAL	\$9,949,194,280	\$8,132,869,591	\$306,632,994	\$8,439,502,585	0.255155711	\$21,533,872.87	0.026000	\$2,586,790.51	\$24,120,663.38

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls

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THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP TEN PROPERTY TAXPAYERS
Top Property Taxpayers Based On Property Tax Revenue

Owner	Secured			Unsecured			Combined		Primary Use
	Parcels	Revenue	% of Revenue	Parcels	Revenue	% of Revenue	Revenue	% of Revenue	
1) JAMESTOWN HARSCH ALAMEDA (Pending Appeals On Parcels)	15	\$520,663.90	2.34%	3	\$7,485.28	1.18%	\$528,149.18	2.31%	Commercial
2) KW ALAMEDA LLC (Pending Appeals On Parcels)	2	\$269,334.74	1.21%				\$269,334.74	1.18%	Residential
3) AMSTAR-105 LLC	6	\$131,918.26	0.59%				\$131,918.26	0.58%	Commercial
4) SKS HARBOR BAY ASSOCIATES LLC	4	\$120,707.62	0.54%				\$120,707.62	0.53%	Commercial
5) PEET'S OPERATING COMPANY	3	\$119,629.54	0.54%				\$119,629.54	0.52%	Industrial
6) VF OUTDOOR INC	5	\$109,749.49	0.49%				\$109,749.49	0.48%	Commercial
7) WHITNEY EQUIPMENT LLC				1	\$88,372.06	13.92%	\$88,372.06	0.39%	Unsecured
8) RPE BELLENA LLC	1	\$88,219.22	0.40%				\$88,219.22	0.39%	Residential
9) SOUTH SHORE BEACH AND TENNIS CLUB	3	\$74,745.44	0.34%	1	\$62.42	0.01%	\$74,807.85	0.33%	Residential
10) WEI NAIZHOU	3	\$74,408.89	0.33%				\$74,408.89	0.33%	Residential
Top Ten Total	42	\$1,509,377.08	6.79%	5	\$95,919.77	15.11%	\$1,605,296.85	7.02%	
Agency Total		\$22,231,019.30			\$635,007.95		\$22,866,027.25		

The 'Revenue' line for each owner is the estimated total revenue for that owner.

Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level.

Top Owners last edited on 2/25/14 by nicholec using sales through 01/31/14 (Version R.1)

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP 25 PROPERTY TAXPAYERS - SECURED
 Top Property Taxpayers Based On Property Tax Revenue

Owner (Number of Parcels)	Assessed Value	Est. Total Revenue
1) JAMESTOWN HARSCH ALAMEDA (15)	\$185,187,025	\$520,663.90
2) KW ALAMEDA LLC (2)	\$95,795,578	\$269,334.74
3) AMSTAR-105 LLC (6)	\$46,920,000	\$131,918.26
4) SKS HARBOR BAY ASSOCIATES LLC (4)	\$42,932,659	\$120,707.62
5) PEET'S OPERATING COMPANY (3)	\$42,549,211	\$119,629.54
6) VF OUTDOOR INC (5)	\$39,035,127	\$109,749.49
7) RPE BELLENA LLC (1)	\$31,377,353	\$88,219.22
8) SOUTH SHORE BEACH AND TENNIS CLUB (3)	\$26,585,068	\$74,745.44
9) WEI NAIZHOU (3)	\$26,465,366	\$74,408.89
10) OAKLAND RAIDERS LP (2)	\$22,235,142	\$62,515.37
11) DOLLINGER HARBOR BAY ASSOCIATES LP (3)	\$21,949,995	\$61,713.66
12) WORTHINGTON CALIFORNIA INV LLC (2)	\$18,361,840	\$51,625.36
13) BANTRY BAY PROPERTIES (2)	\$18,062,873	\$50,784.80
14) AMP CAPITAL TITAN HARBOR BAY PROPERTY (1)	\$17,900,000	\$50,326.87
15) HARBOR BAY LANDING LLC (2)	\$17,130,678	\$48,163.88
16) FRITO LAY SALES INC (1)	\$16,393,820	\$46,092.16
17) SOUTHSORE GARDENS LP (2)	\$15,922,678	\$44,767.52
18) ALAMEDA DUNES LP (1)	\$13,955,476	\$39,236.62
19) PLYPROPERTIES (3)	\$13,501,634	\$37,960.62
20) HARBOR BAY CLUB ASSOCIATES (10)	\$13,080,996	\$36,777.97
21) PHILIP J AND MICHAEL G JABER (17)	\$12,894,612	\$36,253.94
22) LIMAR REALTY CORPORATION (1)	\$12,856,418	\$36,146.55
23) TOWER ALAMEDA LLC (1)	\$12,695,193	\$35,693.26
24) MARCO CHAVEZ (1)	\$12,666,704	\$35,613.16
25) PCI XI DRIFTWOOD ASSOCIATES (69)	\$12,109,212	\$34,045.74

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level. Top Owners last edited on 02/25/14 by nicholec using sales through 01/31/14 (Version R.1)



THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP 25 PROPERTY TAXPAYERS - UNSECURED
Top Property Taxpayers Based On Property Tax Revenue

Owner (Number of Parcels)	Assessed Value	Est. Total Revenue
1) WHITNEY EQUIPMENT LLC (1)	\$31,431,716	\$88,372.06
2) COMCAST OF CALIFORNIA IX INC (5)	\$19,036,848	\$53,523.19
3) ABBOTT LABORATORIES INC (3)	\$15,163,072	\$42,631.84
4) SINGULEX INC (4)	\$9,792,485	\$27,532.13
5) CNL INCOME BALLENA MARINA (1)	\$8,885,320	\$24,981.58
6) CELERA CORPORATION (1)	\$7,631,977	\$21,457.74
7) STARLIGHT MARINE SERVICES (3)	\$7,293,900	\$20,507.22
8) PENUMBRA INC (2)	\$6,961,260	\$19,571.98
9) MARQUES BROS EQ RENTAL LLP (1)	\$4,243,744	\$11,931.53
10) SAFEWAY INC (2)	\$3,458,501	\$9,723.77
11) KAISER FOUNDATION HEALTH PLAN (3)	\$3,239,561	\$9,108.21
12) GREENWAY GOLF ASSOCIATES INC (1)	\$3,118,600	\$8,768.12
13) DONSUEMOR INC (2)	\$2,980,448	\$8,379.70
14) JAMESTOWN HARSCH ALAMEDA (3)	\$2,662,327	\$7,485.28
15) ABB-CONCISE OPTICAL GROUP LLC (1)	\$2,647,594	\$7,443.86
16) NETOPIA INC (1)	\$2,058,941	\$5,788.83
17) SEMIFREDDI'S INC (1)	\$2,045,634	\$5,751.42
18) BANC OF AMERICA LEASING AND CAPITAL LLC (1)	\$2,042,496	\$5,742.59
19) ALLERGY RESEARCH GROUP (1)	\$1,975,112	\$5,553.14
20) EMBARCADERO SYSTEMS CORPORATION (1)	\$1,935,138	\$5,440.75
21) ROCHE DIAGNOSTICS CORPORATION (1)	\$1,805,506	\$5,076.28
22) FRITO LAY SALES INC (1)	\$1,792,385	\$5,039.39
23) KOHL'S DEPARTMENT STORE (1)	\$1,651,236	\$4,642.54
24) TW HOLDINGS INC (2)	\$1,303,673	\$3,665.35
25) TRAYLOR BROS INC (2)	\$1,300,500	\$3,656.43

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level. Top Owners last edited on 02/25/14 by nicholec using sales through 01/31/14 (Version R.1)



THE CITY OF ALAMEDA ALAMEDA CITY GENERAL FUND PENDING APPEALS IMPACT PROJECTIONS

Potential AV Loss Based On Prior Success Rates On Current Average Appeals

Alameda City General Fund Appeals History:

Lien Year	Total Appeals	Resolved Appeals	Pending Appeals	Successful Appeals	Success Rate	Successful Orig Value	Successful Appeal Value Loss	Loss Rate
2008/09	128	124	4	69	55.65%	\$69,925,429	\$7,301,135	10.44%
2009/10	153	136	17	104	76.47%	\$198,693,678	\$29,456,233	14.82%
2010/11	75	72	3	49	68.06%	\$318,974,632	\$63,772,090	19.99%
2011/12	117	97	20	69	71.13%	\$188,381,784	\$52,681,837	27.97%
2012/13	130	58	72	50	86.21%	\$42,716,109	\$6,147,484	14.39%
2013/14	[64]*	[2]*	62	[0]*	0.00%	[\$0]*	[\$0]*	0.00%
Totals:	603	487	178	341	70.02%	\$818,691,632	\$159,358,779	19.47%

*Years with less than 10% resolved appeals or no successful appeals are not included in history totals.

Alameda City General Fund Pending Appeals Impact Projection Based On Annual Experience:

Lien Year	Pending Appeals	Prior Successful	Avg. Appeal Value	Prior Loss	Projected AV Loss	Avg. Tax Rate	Projected Revenue Loss
2008/09	4	55.65%	\$1,109,697	10.44%	\$257,898	0.255100	\$658
2009/10	17	76.47%	\$1,895,805	14.82%	\$3,653,677	0.255037	\$9,318
2010/11	3	68.06%	\$4,865,363	19.99%	\$1,985,979	0.255025	\$5,065
2011/12	20	71.13%	\$2,546,596	27.97%	\$10,131,865	0.255200	\$25,857
2012/13	72	86.21%	\$2,760,072	14.39%	\$24,654,750	0.255154	\$62,908
2013/14	62	70.02%*	\$4,645,753	19.47%*	\$39,258,060	0.255155	\$100,169
Totals:	178		\$2,625,324**		\$79,942,228		\$203,974

*Years with less than 10% resolved appeals or no successful appeals are not included in history totals.

**Combined Average value per appeal is based on 667 appeals in the years 2008/09 to 2013/14 with a total value of \$1,751,090,851

THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP OWNER PENDING APPEALS

Owners' Opinion Value of Pending Appeals for the Top 25 Property Owners - Through 01/08/14

1) JAMESTOWN HARSCH ALAMEDA		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
074 -1200-002-03	6,745,476					5,460,000
074 -1200-002-15	2,496,960					2,020,000
074 -1200-002-16	2,705,040					2,190,000
074 -1200-002-17	270,504					220,000
074 -1200-002-18	3,329,280					2,700,000
074 -1200-002-19	2,913,120					2,360,000
074 -1200-002-20	2,632,212					2,130,000
074 -1200-002-22	2,455,344					1,990,000
074 -1200-002-25	416,160					340,000
074 -1200-002-27	19,500,000				6,459,000	15,790,000
074 -1200-005-01	156,060					130,000
074 -1200-008-03	197,676					160,000
074 -1200-028-00	208,080					170,000
074 -1200-029-04	6,533,712					5,290,000
074 -1200-029-05	134,627,401					109,050,000
16 Appeals On 15 Parcel(s)	185,187,025				6,459,000	150,000,000

2) KW ALAMEDA LLC		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
074 -0434-004-04	35,115,326				20,000,000	
074 -0453-001-05	60,680,252				40,000,000	
2 Appeals On 2 Parcel(s)	95,795,578				60,000,000	

13) DOLLINGER HARBOR BAY ASSOCIATES LP		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
074 -1339-039-00	6,272,204				3,690,000	
074 -1339-040-00	12,361,628				7,272,000	
074 -1339-042-00	3,316,163				1,951,000	
3 Appeals On 3 Parcel(s)	21,949,995				12,913,000	

15) WORTHINGTON CALIFORNIA INV LLC		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
074 -1339-048-00	9,900,000				4,000,000	5,000,000
074 -1339-050-00	8,461,840			81,911	3,300,000	4,200,000
5 Appeals On 2 Parcel(s)	18,361,840			81,911	7,300,000	9,200,000

16) FRITO LAY SALES INC		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
074 -1339-028-01	16,393,820				10,000,000	10,000,000
2 Appeals On 1 Parcel(s)	16,393,820				10,000,000	10,000,000

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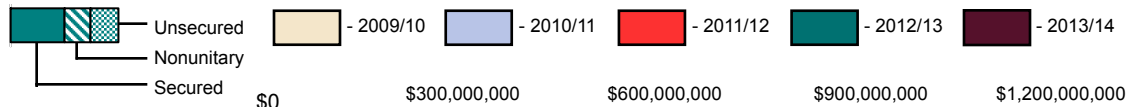
THE CITY OF ALAMEDA
ALAMEDA CITY GENERAL FUND
2013/14 TOP OWNER PENDING APPEALS

Owners' Opinion Value of Pending Appeals for the Top 25 Property Owners - Through 01/08/14

19) HARBOR BAY LANDING LLC		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
074 -1045-010-01	284,246			100,000	200,000	
2 Appeals On 1 Parcel(s)	284,246			100,000	200,000	

24) PHILIP J AND MICHAEL G JABER		Owners Opinion Value				
Parcel/Bill Number	2013/14 AV	2009/10	2010/11	2011/12	2012/13	2013/14
069 -0076-036-00	281,328				322,345	
070 -0175-016-01	4,029,210				3,511,431	
2 Appeals On 2 Parcel(s)	4,310,538				3,833,776	

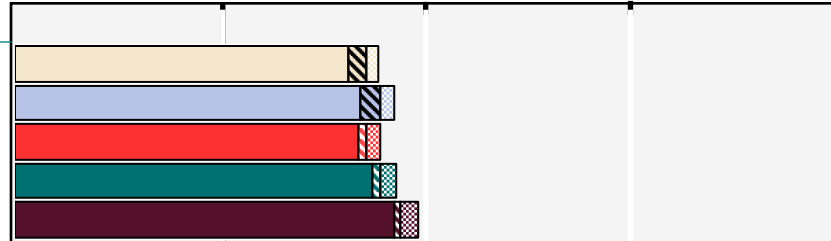
THE CITY OF ALAMEDA SUCCESSOR AGENCY 2009/10 TO 2013/14 ASSESSED VALUES



Land

\$534,146,427
\$556,575,796
\$536,716,050
\$558,433,509
\$591,560,051

\$0 \$300,000,000 \$600,000,000 \$900,000,000 \$1,200,000,000



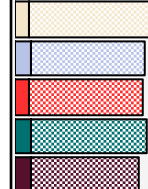
Improvements

\$1,080,611,942
\$1,022,980,370
\$1,016,242,152
\$1,015,003,975
\$1,054,429,994



Personal Property

\$202,257,390
\$190,200,547
\$188,502,306
\$193,764,947
\$180,378,114



Exemptions

\$17,895,036
\$13,368,082
\$12,587,886
\$13,112,728
\$10,043,470



Percent Change Agency County

|
4.2% | -1.4%
-3.6% | 0.3%
4.0% | 1.8%
5.9% | 4.6%

|
-5.3% | -1.2%
-0.7% | 0.6%
-0.1% | 2.2%
3.9% | 5.6%

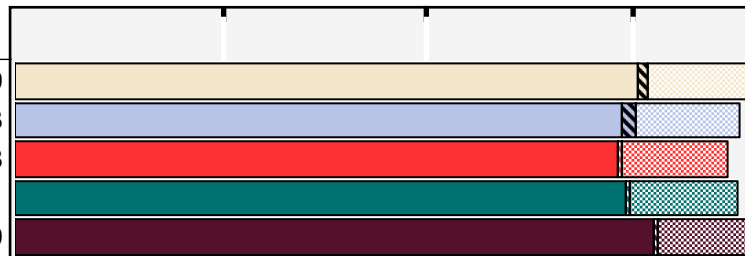
|
-6.0% | -3.1%
-0.9% | -1.0%
2.8% | 8.0%
-6.9% | 5.7%

|
-25.3% | 5.8%
-5.8% | 13.2%
4.2% | 4.2%
-23.4% | 10.7%

\$500,000,000 \$1,000,000,000 \$1,500,000,000 \$2,000,000,000

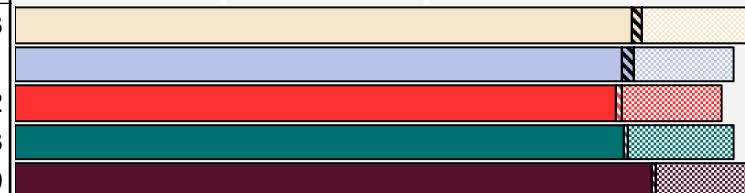
Gross Assessed

\$1,817,015,759
\$1,769,756,713
\$1,741,460,508
\$1,767,202,431
\$1,826,368,159



Net Taxable Value

\$1,799,120,723
\$1,756,388,631
\$1,728,872,622
\$1,754,089,703
\$1,816,324,689



Agency County

|
-2.6% | -1.4%
-1.6% | 0.4%
1.5% | 2.3%
3.3% | 5.3%

|
-2.4% | -1.6%
-1.6% | 0.0%
1.5% | 2.3%
3.5% | 5.1%



**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
2013/14 ROLL SUMMARY**
Taxable Property Values

	Secured	Nonunitary Utilities	Unsecured
Parcels	2,099	15	3,004
TRAs	3	1	4
Values			
Land	555,330,380	10,458,138	25,771,533
Improvements	978,305,525	0	72,576,505
Personal Property	22,300,408	0	158,077,706
Fixtures	3,547,964	0	0
Aircraft	0	0	0
Total Value	\$1,559,484,277	\$10,458,138	\$256,425,744
Exemptions			
Real Estate	4,305,330	0	5,296,014
Personal Property	14,147	0	427,979
Fixtures	0	0	0
Aircraft	0	0	0
Homeowners*	6,371,400	0	529,900
Total Exemptions*	\$4,319,477	\$0	\$5,723,993
Total Net Value	\$1,555,164,800	\$10,458,138	\$250,701,751

Combined Values	Total
Total Values	\$1,826,368,159
Total Exemptions	\$10,043,470
Net Total Values	\$1,816,324,689
Net Aircraft Values	\$0

* Note: Homeowner Exemptions are not included in Total Exemptions

Totals do not Include Aircraft Values or Exemptions

**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
BASE YEAR VALUE SUMMARY**

	Secured	Nonunitary Utilities	Unsecured
Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0
Fixtures	0	0	0
Aircraft	0	0	0
Uncategorized^	227,463,595	3,474,385	75,695,014
Total Value	\$227,463,595	\$3,474,385	\$75,695,014
Exemptions			
Real Estate	0	0	0
Personal Property	0	0	0
Fixtures	0	0	0
Aircraft	0	0	0
Homeowners*	0	0	0
Total Exemptions*	\$0	\$0	\$0
Total Net Value	\$227,463,595	\$3,474,385	\$75,695,014

Combined Values	Total
Total Values	\$306,632,994
Total Exemptions	\$0
Net Total Values	\$306,632,994

* Homeowner Exemptions are not included in Total Exemptions

^ Category detail (Land, Improvements, etc.) was not provided by the County Auditor Controller



**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
PROPERTY TAX REVENUE - 2013/14**

Estimated Revenue, Assuming Zero Delinquency and No County Admin Fees

Incremental Revenue Summary								
Roll	SA Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
SEC	\$1,555,164,800	\$227,463,595	\$1,327,701,205	1.000000000	\$13,277,012.05	0.000000	\$0.00	\$13,277,012.05
UTIL	\$10,458,138	\$3,474,385	\$6,983,753	1.000000000	\$69,837.53	0.000000	\$0.00	\$69,837.53
UNS	\$250,701,751	\$75,695,014	\$175,006,737	1.000000000	\$1,750,067.37	0.000000	\$0.00	\$1,750,067.37
TOTAL	1,816,324,689	306,632,994	1,509,691,695	1.000000000	\$15,096,916.95	0.000000	\$0.00	\$15,096,916.95
+ Aircraft	\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
SA Total	\$1,816,324,689	\$306,632,994	\$1,509,691,695		\$15,096,916.95	0.000000	\$0.00	\$15,096,916.95

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls

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**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
PROPERTY TAX REVENUE - 2013/14**

Estimated Revenue, Assuming Zero Delinquency and No County Admin Fees

Agency 9001-01 - West End Community Improvement Project									
	Roll	Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
Totals	SEC	\$387,056,344	\$8,924,721	\$378,131,623	1.000000000	\$3,781,316.23	0.000000	\$0.00	\$3,781,316.23
	UTIL	\$0	\$1,560,048	-\$1,560,048	1.000000000	-\$15,600.48	0.000000	\$0.00	-\$15,600.48
	UNS	\$81,959,221	\$3,277,400	\$78,681,821	1.000000000	\$786,818.21	0.000000	\$0.00	\$786,818.21
	TOTALS	\$469,015,565	\$13,762,169	\$455,253,396	1.000000000	\$4,552,533.96	0.000000	\$0.00	\$4,552,533.96
+ Aircraft		\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
AGENCY TOTAL		\$469,015,565	\$13,762,169	\$455,253,396		\$4,552,533.96	0.000000	\$0.00	\$4,552,533.96

Agency 9001-02 - Business & Waterfront Improvement Project									
	Roll	Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
Totals	SEC	\$1,168,108,456	\$218,538,874	\$949,569,582	1.000000000	\$9,495,695.82	0.000000	\$0.00	\$9,495,695.82
	UTIL	\$10,458,138	\$1,914,337	\$8,543,801	1.000000000	\$85,438.01	0.000000	\$0.00	\$85,438.01
	UNS	\$132,597,683	\$72,417,614	\$60,180,069	1.000000000	\$601,800.69	0.000000	\$0.00	\$601,800.69
	TOTALS	\$1,311,164,277	\$292,870,825	\$1,018,293,452	1.000000000	\$10,182,934.52	0.000000	\$0.00	\$10,182,934.52
+ Aircraft		\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
AGENCY TOTAL		\$1,311,164,277	\$292,870,825	\$1,018,293,452		\$10,182,934.52	0.000000	\$0.00	\$10,182,934.52

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls

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**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
PROPERTY TAX REVENUE - 2013/14**

Estimated Revenue, Assuming Zero Delinquency and No County Admin Fees

Agency 9001-03 - Point Improvement Redevelopment Project									
	Roll	Taxable Value	Base Year Value	Incremental Value	Rate	Incremental Revenue	Debt Rate	Debt Revenue	Total Incremental Revenue
Totals	SEC	\$0	\$0	\$0	1.000000000	\$0.00	0.000000	\$0.00	\$0.00
	UTIL	\$0	\$0	\$0	1.000000000	\$0.00	0.000000	\$0.00	\$0.00
	UNS	\$36,144,847	\$0	\$36,144,847	1.000000000	\$361,448.47	0.000000	\$0.00	\$361,448.47
	TOTALS	\$36,144,847	\$0	\$36,144,847	1.000000000	\$361,448.47	0.000000	\$0.00	\$361,448.47
+ Aircraft		\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
AGENCY TOTAL		\$36,144,847	\$0	\$36,144,847		\$361,448.47	0.000000	\$0.00	\$361,448.47

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls

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**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
RDA VALUE CHANGE ESTIMATE**

2014-15 Revenue Estimate based on 2013-14 Values and Estimated Changes

	RDA Value Change
<i>Incremental Net Taxable Value 2013-14</i>	\$1,509,691,695
Real Property Value (Incl. Prop 8 parcels, BYV)	\$1,625,930,563
CPI of Non Prop 8 Parcels (0.454%)	\$5,785,853
Transfer of Ownership Assessed Value Change	\$7,845,406
Successful Appeals Exposure Estimate	(\$47,738,039)
Est. SFR Prop 8 Adj Based on Recent SFR Price	\$84,127,308
Estimated Real Property Value	\$1,675,951,091
Base Year Values	(\$306,632,994)
Secured Personal Property Value (0.0% growth)	\$22,286,261
Unsecured Personal Property Value (0.0% growth)	\$157,649,727
Nonunitary Utility Value	\$10,458,138
Enter Completed New Construction	
Estimated Incremental Value	\$1,559,712,223
<i>Estimated Incremental Percent Change 2014-15</i>	3.31%

NOTES:

- Base Year Values Entry: The demise of redevelopment means that base year values in redevelopment project areas will tend to remain constant (no growth).
- Completed new construction entry: if completed new construction has resulted in a sale of the property it is likely that the new value will appear in the value increase due to transfers of ownership entry and therefore should not be also included in the completed new construction value. Enter the value of new construction completed between Nov. 2012 and Oct. 2013.
- Successful Appeals: For Counties where appeals data is available, estimates are based on most recent appeals closed during the 2013 calendar year.
- Pending Appeals Impact: In counties where appeals data is available, we are providing an estimate of the jurisdiction's share of potential revenue reduction resulting from appeals resolved mid-year. This is a "best guess". Commercial and industrial appeal filings outside of former RDAs are easing some but were filed in unprecedented numbers over the past 2-3 years. There will still be a negative impact on cash flows as tax payers are due refunds.
- Secured personal property and unsecured values are projected at 100% of 2013-14 levels. Unsecured escaped assessments may be included in the unsecured value. The value of escaped assessments is generally inconsistent and varies from year to year.
- Estimated Assessor Prop 8 Reductions: Prop 8 reductions in value are TEMPORARY reductions applied by the assessor that recognize the fact that the current market value of a property has fallen below its current (Prop 13) assessed value. For 2014-15, properties with prior Prop 8 reductions are not included in the CPI increase, they are projected flat until either the Assessor begins to recapture value as the economy improves and median sale prices begin to increase, they are further reduced, or they sell and are reset per Prop 13.



**THE CITY OF ALAMEDA
SUCCESSOR AGENCY
2013/14 TOP TEN PROPERTY TAXPAYERS**
Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) LEGACY PARTNERS I ALAMEDA LLC (Pending Appeals On Parcels)	40	\$212,534,107	13.58%				\$212,534,107	11.70%	Commercial
2) WIND RIVER SYSTEMS INC (Pending Appeals On Parcels)	9	\$64,495,955	4.12%				\$64,495,955	3.55%	Commercial
3) CREA-BRIDGESIDE LLC (Pending Appeals On Parcels)	3	\$34,100,000	2.18%				\$34,100,000	1.88%	Commercial
4) SRM MARINA INVESTORS LLC (Pending Appeals On Parcels)	8	\$26,366,800	1.68%	2	\$21,460	0.01%	\$26,388,260	1.45%	Vacant
5) OAKMONT SENIOR LIVING LLC (Pending Appeals On Parcels)	2	\$25,589,550	1.63%				\$25,589,550	1.41%	Commercial
6) EXTRA SPACE PROPERTIES TWO LLC	2	\$16,639,740	1.06%	1	\$93,252	0.04%	\$16,732,992	0.92%	Industrial
7) VICTORIA MARINA LLC (Pending Appeals On Parcels)	4	\$15,786,396	1.01%	1	\$78,320	0.03%	\$15,864,716	0.87%	Commercial
8) CENTRAL ALAMEDA LLC	2	\$13,333,124	0.85%				\$13,333,124	0.73%	Commercial
9) TARGET CORPORATION	1	\$13,036,637	0.83%				\$13,036,637	0.72%	Vacant
10) BRE ESA PROPERTIES LLC	1	\$12,484,800	0.80%	1	\$498,072	0.20%	\$12,982,872	0.71%	Commercial
Top Ten Total	72	\$434,367,109	27.74%	5	\$691,104	0.28%	\$435,058,213	23.95%	
Agency Total		\$1,565,622,938			\$250,701,751		\$1,816,324,689		
Incremental Net AV Total		\$1,334,684,958	32.54%		\$175,006,737	0.39%	\$1,509,691,695	28.82%	

Top Owners last edited on 2/25/14 by nicholec using sales through 01/31/14 (Version R.1)

Data Source: Alameda County Assessor 2013/14 Combined Tax Rolls and the SBE Non Unitary Tax Roll

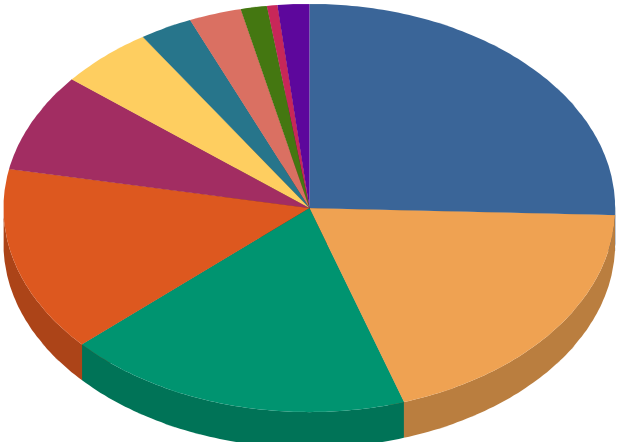
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THE CITY OF ALAMEDA SUCCESSOR AGENCY 2013/14 AVERAGE BASIC REVENUES

ATI Revenue by Agency for all TRAs within Selected Agency

Agency	Agency Description	Weighted Avg Share																									
9001	Alameda City General Fund	25.515581%	 <table><tr><td>Alameda City General Fund</td><td>25.5%</td></tr><tr><td>Alameda Unified School District General</td><td>19.6%</td></tr><tr><td>ERAF Share of Alameda County</td><td>18.3%</td></tr><tr><td>Alameda County</td><td>14.6%</td></tr><tr><td>ERAF Share of Alameda City General Fund</td><td>7.8%</td></tr><tr><td>AC Transit SV 1</td><td>4.9%</td></tr><tr><td>Peralta Community College District General</td><td>2.8%</td></tr><tr><td>East Bay Regional Park</td><td>2.8%</td></tr><tr><td>EBMUD</td><td>1.5%</td></tr><tr><td>Bay Area Rapid Transit</td><td>0.6%</td></tr><tr><td>Others</td><td>1.6%</td></tr><tr><td>Total:</td><td>100.0%</td></tr></table>	Alameda City General Fund	25.5%	Alameda Unified School District General	19.6%	ERAF Share of Alameda County	18.3%	Alameda County	14.6%	ERAF Share of Alameda City General Fund	7.8%	AC Transit SV 1	4.9%	Peralta Community College District General	2.8%	East Bay Regional Park	2.8%	EBMUD	1.5%	Bay Area Rapid Transit	0.6%	Others	1.6%	Total:	100.0%
Alameda City General Fund	25.5%																										
Alameda Unified School District General	19.6%																										
ERAF Share of Alameda County	18.3%																										
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Bay Area Rapid Transit	0.6%																										
Others	1.6%																										
Total:	100.0%																										
3005	Alameda Unified School District General	19.554742%																									
1005-ERAF	ERAF Share of Alameda County	18.296300%																									
1005	Alameda County	14.635462%																									
9001-ERAF	ERAF Share of Alameda City General Fund	7.790250%																									
7161	AC Transit SV 1	4.938867%																									
3004	Peralta Community College District General	2.819143%																									
7180	East Bay Regional Park	2.773178%																									
7205	EBMUD	1.546508%																									
7165	Bay Area Rapid Transit	0.579920%																									
7268	EBMUD Special District 1	0.551906%																									
7115	Bay Area Air Quality Management	0.197485%																									
4010	School Institute Pupils	0.156532%																									
7070	County Flood Control	0.109678%																									
4012	CO SUPT School Service	0.097268%																									
4015	School Development Center	0.090986%																									
7070-ERAF	ERAF Share of County Flood Control	0.087677%																									
7135	Mosquito Abatement	0.075788%																									
4013	CO SUPT School Capital	0.074946%																									
7135-ERAF	ERAF Share of Mosquito Abatement	0.055887%																									
4011	Juvenile Hall Education	0.032390%																									
4020	School Audio VIS CAP	0.019505%																									
		100.000000%																									

NOTES: The share calculations above are for all Project Areas combined and do not take into account any override revenue. In counties where ERAF is not included in the TRA factors it may not be represented in the listing above. In those counties, the shares for non-school and non-fire district taxing entities will likely be adjusted by the Auditor-Controller and will be lower than shown.

Data Source: 2013/14 Combined Tax Rolls

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 3/7/2014 By MV



THE CITY OF ALAMEDA SUCCESSOR AGENCY APPEALS HISTORY

Appeals History Listing - 2009 Through 01/08/2014 - In Appeal Number Order

2009 Parcel Appeals						
	Appeal Count		Roll Total	Board Value	Change	
2009 Totals	74	Appeals Allowed	\$285,544,494	\$235,587,884	\$-49,956,610	Value Decline: 17.5%
	18	Appeals Denied	\$23,056,979			
	1	Appeals Pending	\$13,588,973			
	<u>93</u>	Appeals	<u>\$322,190,446</u>	<u>\$235,587,884</u>	<u>\$-49,956,610</u>	
2010 Parcel Appeals						
	Appeal Count		Roll Total	Board Value	Change	
2010 Totals	60	Appeals Allowed	\$303,267,969	\$238,149,271	\$-65,118,698	Value Decline: 21.5%
	8	Appeals Denied	\$2,419,878			
	10	Appeals Pending	\$75,306,545			
	<u>78</u>	Appeals	<u>\$380,994,392</u>	<u>\$238,149,271</u>	<u>\$-65,118,698</u>	
2011 Parcel Appeals						
	Appeal Count		Roll Total	Board Value	Change	
2011 Totals	51	Appeals Allowed	\$226,927,705	\$169,240,291	\$-57,687,414	Value Decline: 25.4%
	6	Appeals Denied	\$6,618,298			
	5	Appeals Pending	\$23,341,427			
	<u>62</u>	Appeals	<u>\$256,887,430</u>	<u>\$169,240,291</u>	<u>\$-57,687,414</u>	
2012 Parcel Appeals						
	Appeal Count		Roll Total	Board Value	Change	
2012 Totals	5	Appeals Allowed	\$3,082,363	\$2,941,000	\$-141,363	Value Decline: 4.6%
	1	Appeals Denied	\$3,175,524			
	74	Appeals Pending	\$316,242,400			
	<u>80</u>	Appeals	<u>\$322,500,287</u>	<u>\$2,941,000</u>	<u>\$-141,363</u>	



THE CITY OF ALAMEDA
SUCCESSOR AGENCY
APPEALS HISTORY

Appeals History Listing - 2009 Through 01/08/2014 - In Appeal Number Order

2013 Parcel Appeals		Appeal Count	Roll Total	Board Value	Change
2013 Totals	2	Appeals Denied	\$0		
	76	Appeals Pending	\$339,034,891		
	<u>78</u>	Appeals	<u>\$339,034,891</u>	<u>\$0</u>	<u>\$0</u>

ALAMEDA, Successor Agency Listed Totals	190	Appeals Allowed	\$818,822,531	\$645,918,446	\$-172,904,085	Value Decline: 21.1%
	35	Appeals Denied	\$35,270,679			
	166	Appeals Pending	\$767,514,236			
	<u>391</u>	Appeals	<u>\$1,621,607,446</u>	<u>\$645,918,446</u>	<u>\$-172,904,085</u>	

DESCRIPTION OF PROPERTY TAX REPORTS

Roll Summary Graph

Displays by value type (land, improvements, personal property, and exemptions) the value deviations between the current tax year and each of the prior 5 tax years. The lower portion of the graph identifies the total assessed value and net taxable assessed value comparisons.

Prop 8 Potential Recapture History

This report calculates potential reinstatement of previous Assessor applied Proposition 8 reductions based on median sale price data and numbers of transactions in the most recent calendar year as factored against the trended Prop 13 value of all properties previously reduced. The report also includes the number of properties that have sold from within the same pool of reduced values thereby resetting those properties to the current market value and rendering them ineligible for future recapturing.

Comparison of Sale Price to Prop 8 Reduced Value

As properties are sold that were previously reduced per Proposition 8, those properties see the current market value enrolled and are not eligible to be reviewed for recapturing. This report shows the dollar value of the sold properties and the percentage change those collective sale prices are in comparison to the value enrolled by the assessor in the most recent tax year.

Sales-Transfer of Ownership

5-Year summary of sales transactions of SFR, properties other than SFR and all properties detailed by Entire City, General Fund and Combined SAs. This report provides the original assessor's enrolled value of the properties sold, the sales price paid and the differential value expected to be enrolled for the following tax year. Only full valued sales are tracked in this report.

Sales-Average/Median Price History

Multi-year summary of the average and median sales prices of full value sales for single family residential transactions.

Comparison of Median Sale Price to Peak Price

As a result of the recent economic downturn, many cities and districts realized a large decline in the median sale prices from those seen at the peak of the real estate bubble. This report shows the year each city within a county saw their highest peak price, what that price was, what the current price is, the percent the current peak price is off of the peak and how far back in time one must go to find the current price point as the then median sale price.

Category Summary

This table summarizes parcels within the city by use code and provides number of parcels, assessed value and property tax information. The report can be also be prepared for Absentee Owned, Pre Prop 13, or special geographic assembly requested by the city.

Non-Residential New Construction

A listing that calculates non-residential growth for increasing a City's Gann Limitation as a result of Proposition 111.

Tax Dollar Breakdown Graph

The breakdown of the county's 1% general levy factor file is displayed, with those portions of the tax collected for the City highlighted, for illustrative purposes. This report looks at the largest value, non-redevelopment TRA (tax rate area) as a representative breakdown. In some counties the ERAF (Educational Revenue Augmentation Fund) shift is not calculated on the TRA level.

Property Tax Revenue Calculation

By using the information from the Agency Reconciliation Report, the Base Year Value Report, the County file detailing the breakdown of the 1% General Tax Levy and voter approved debt, the lien date roll is extended, and property tax revenue projections are provided for budgeting purposes.

General Fund Spreadsheet

This worksheet assists in developing a projection of general fund revenues. The upper portion of the report includes trending information with regards to annual CPI adjustments, value changes as a result of parcel transfers, the impact of successful appeals (in counties where this data is available) and other value increases/decreases due to Proposition 8. The lower portion of the table allows for staff input and tax calculation.

Top Secured Property Owner/Taxpayer Summary

These listings are compiled by a computer sort of all parcels owned by the same individual or group of individuals with a common mailing address. This assembly of parcels provides information about the largest overall secured property owners and/or taxpayers. The Top Ten Property Taxpayers includes the percentage of the entire tax levy attributed to a taxpayer as well as the use code and taxing jurisdiction of the property owner.

Secured Lender Owned Listing

This report provides a listing of properties in bank ownership prepared monthly for use by code enforcement to ensure that banks are maintaining property in their ownership.

Average and Basic Revenues

This report provides for every taxing jurisdiction the weighted average share of all tax rate areas assigned to the respective agency within a city, agency or district. Due to the fact that each tax rate area may have a different share of the 1% levy, these weighted averages are the most representative collective shares or any taxing jurisdiction.

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